

STEIN JERRY NELSON & PATRICIA
95120 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

27-2N-28-006C-0209-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 60			
Interior Floo	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	03	MASONRY 100			
Stories		1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC		4042.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,107	100	2022	3,107	637,702
FGR	493	55	2022	271	55,622
FOP	52	30	2022	16	3,284
FOP	879	30	2022	264	54,185
TOTALS	4,531			3,658	750,793

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980
2	0855	CONC PAVER	0	0	0	1,194.00	SF	10.00	10.00	100	2022	2022	3	99	11,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,658	131.2164	207.32	758,377	2022	2022	0	0	1.00	99.00

1 SFR CUST - 0% - 2023

Heated Area: 3107

HX Base Yr

The site map shows a large rectangular lot with several smaller structures or setbacks indicated by numbers along the perimeter. The main building area is outlined in blue. Three specific areas are highlighted in red: 'FOP 2022' (Front Yard), 'BAS 2022' (Backyard), and 'FGR 2022' (Front Garden). The lot is bounded by Sweetberry Way to the north and Fernandina Beach to the east.

NASSAU COUNTY PROPERTY

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	750,793
TOTAL MARKET OB/XF VALUE	13,801
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	964,594
SOH/AGL Deduction	0
ASSESSED VALUE	964,594
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	964,594
TOTAL JUST VALUE	964,594
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	895,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005705	CO ISSUED	0	11/01/2022
B2108087	NEW CONSTR	455,326	06/21/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2608/0913	12/13/2022	SW	Q	I	02	883,100

GRANTOR: FF FLORIDA RESIDENTIA

GRANTEE: STWIN JERRY NELSON

2457/1112 4/28/2021 SW U V 30 3,800,000

GRANTOR: AMELIA NATIONAL ENTER

GRANTEE: FF FLORIDA RESIDENT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W3 FOP=[YR=2022] N11 W61 S12 E24 S7 E23 N8 E14\$ W14 S8 W23 N7 W27 S53 FGR=[YR=2022] S18 E7 S1 E10 N1 E7 N21 W17 S3 W7\$ E7 N3 E17 N4 E8 FOP=[YR=2022] S2 E10 N6 W8 S4 W2\$ E2 N4 E8 S12 E13 N11 E4 S2 E8 N46\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND		0	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 12/14/2022 BY DJ

Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000

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