LOT 256
AMELIA NATIONAL #1B PB 7/191

**LABARBERA THOMAS & SHARON KAY**
95066 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

**2026**

**26-2N-28-006A-0256-0000**

## BUILDING CHARACTERISTICS

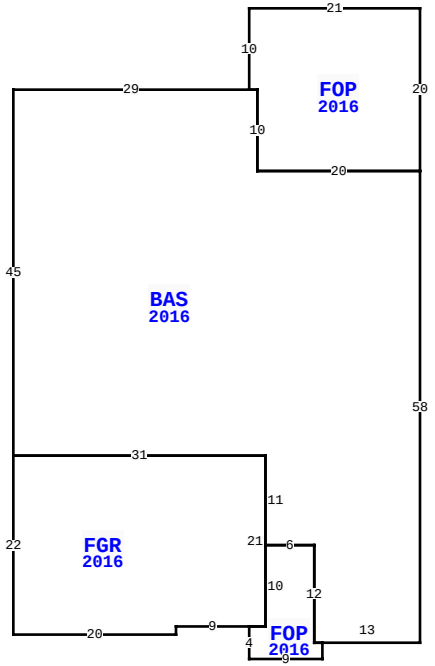
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |
| 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 | 2,415 | 100 | 2016 | 2,415 | 531,631 |
| FGR | 671 | 55 | 2016 | 369 | 81,230 |
| FOP | 94 | 30 | 2016 | 28 | 6,164 |
| FOP | 410 | 30 | 2016 | 123 | 27,077 |
| TOTALS | 3,590 | | | 2,935 | 646,102 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 2,935 | 138.8596 | 230.51 | 676,547 | 2016 | 2016 | 0 | 0 | 0 | 4.50 | 95.50 |

1 SFR CUST 100% - 2026 Heated Area: 2415 HX Base Yr 2026




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 MLU |
| INC DATE | | AG DATE | |

95066 SWEETBERRY WAY, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 646,102 |
| TOTAL MARKET OB/XF VALUE | 1,920 |
| TOTAL LAND VALUE - MARKET | 200,000 |
| TOTAL MARKET VALUE | 848,022 |
| SOH/AGL Deduction | 255,338 |
| ASSESSED VALUE | 592,684 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 541,273 |
| TOTAL JUST VALUE | 848,022 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 844,684 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1631770 | CO ISSUED | 0 | 06/30/2016 |
| B1631770 | NEW CONSTR | 312,689 | 02/08/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2817/1842 | 9/23/2025 | WD | U | I | 38 | 600,000 |
| GRANTOR: KROPP PAUL D & VONDA | | | | | | |
| GRANTEE: LABARBERA THOMAS & | | | | | | |
| 2118/1973 | 5/08/2017 | WD | Q | I | 01 | 375,000 |
| GRANTOR: AMELIA NATIONAL CONST | | | | | | |
| GRANTEE: KROPP PAUL D & VOND | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2016] W21 S10 BAS=[YR=2016] W29 S45 FGR=[YR=2016] S22 E20 N1 E9 FOP=[YR=2016] S4 E9 N2 W1 N12 W6 S10 W2$ E2 N21 W31$ E31 S11 E6 S12 E13 N58 W20 N10 W1$ E1 S10 E20 N20$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2016 | 2016 | 3 | 96 | 1,920 | |

TOTAL OB/XF 1,920

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000135 | C | RES NATURAL | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 200,000.00 | 200,000.00 | 200,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS