

LOT 257
IN OR 2205/1697
AMELIA NATIONAL #1B PB 7/191

MARCIANO STEPHEN J & LISA C
95074 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0257-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	2,574	100	2018	2,574	587,445
FGR	751	55	2018	413	94,256
FOP	24	30	2018	7	1,598
FSP	430	40	2018	172	39,254

TOTALS 3,779 3,166 722,552

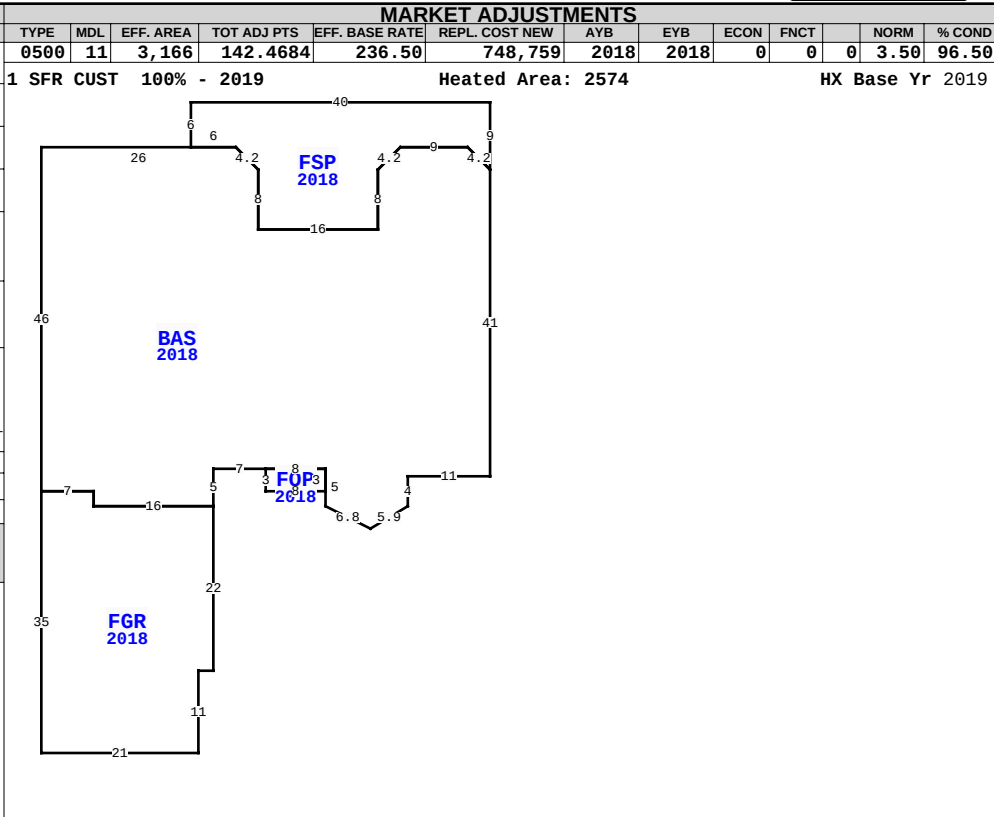
EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	97	3,395	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	
6	0911	SCRN RM A	0	100	40	24	960.00	SF	18.00	18.00	100	2018	2018	3	74	12,787	

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	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



95074 SWEETBERRY WAY, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 63,682

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	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							

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	722,552		
TOTAL MARKET OB/XF VALUE	63,682		
TOTAL LAND VALUE - MARKET	200,000		
TOTAL MARKET VALUE	986,234		
SOH/AGL Deduction	491,923		
ASSESSED VALUE	494,311		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	442,900		
TOTAL JUST VALUE	986,234		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	976,756		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1800230	CO ISSUED	0	06/19/2018
B1804341	SCRN ENCLOSURE	23,517	04/30/2018
B1800234	SWIM POOL	41,500	02/01/2018
B1800230	NEW CONSTR	346,088	01/09/2018

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2205/1697	6/25/2018	WD	Q	I	01	531,500

GRANTOR: FF FLORIDA RESIDENTIA
GRANTEE: MARCIANO STEPHEN J
2085/1915 8/29/2016 WD U V 11 100
GRANTOR: FF FLORIDA SOUTHERN H
GRANTEE: FF FLORIDA RESIDENT

BUILDING NOTES

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

BUILDING DIMENSIONS

FSP=[YR=2018] N9 W40 S6 E6 D3 R3 S8 E16 N8 U3 R3 E9 D3
R3 \$ BAS=[YR=2018] U3 L3 W9 D3 L3 S8 W16 N8 U3 L3 W26
S46 FGR=[YR=2018] S35 E21 N11 E2 N22 W16 N2 W7\$ E7 S2 E16 N5
E7 FOP=[YR=2018] S3 E8 N3 W8\$ E8 S5 D3 R6 R5 U3 N4 E11
N41\$.

PRINTED 07/09/2026 BY SYS