LOT 205
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

HARWARD CAROL ANN & JEFFREY SCOTT
95146 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0205-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	02	Quality Level 02

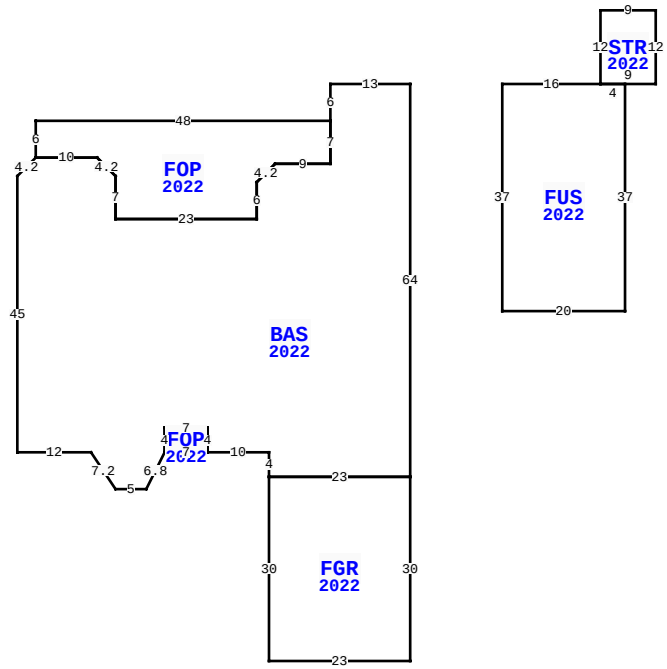
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,088	100	2022	3,088	596,808
FGR	690	55	2022	380	73,442
FOP	28	30	2022	8	1,546
FOP	539	30	2022	162	31,309
FUS	740	100	2022	740	143,017
STR	108	10	2022	11	2,126
TOTALS	5,193			4,389	848,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,389	118.1981	196.21	861,166	2022	2022	0	0	0	1.50	98.50

1 SFR CUST 100% - 2023 Heated Area: 3828 HX Base Yr 2023



95146 SWEETBERRY WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		848,249
TOTAL MARKET OB/XF VALUE		70,545
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,118,794
SOH/AGL Deduction		120,802
ASSESSED VALUE		997,992
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		946,581
TOTAL JUST VALUE		1,118,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,127,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007824	ADDITION	9,060	05/19/2022
22004888	SWIM POOL	116,025	03/30/2022
21018067	NEW CONSTR	634,977	12/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2593/0645	9/23/2022	SW	Q	I	01	1,190,700
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: HARWARD CAROL ANN &						
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] W13 S6 FOP=[YR=2022] W48 S6 E10 D3 R3 S7 E23 N6 U3 R3 E9 N7$ S7 W9 D3 L3 S6 W23 N7 U3 L3 W10 D3 L3 S45 E12 D6 R4 E5 U6 R3 FOP=[YR=2022] E7 N4 W7 S4$ N4 E7 S4 E10 S4 FGR=[YR=2022] S30 E23 N30 W23$ E23 N64$ PTR=E15 FUS=[YR=2022] E16 STR=[YR=2022] E9 N12 W9 S12$ E4 S37 W20 N37$ W15$.

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
4	0911	SCRN RM A	0	100	0	0	1,146.00	SF	18.00	18.00	100	2022	2022	3	90	18,565	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	
8	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 70,545

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	000134	C	RES POND	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