LOT 209
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

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

2026

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

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	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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

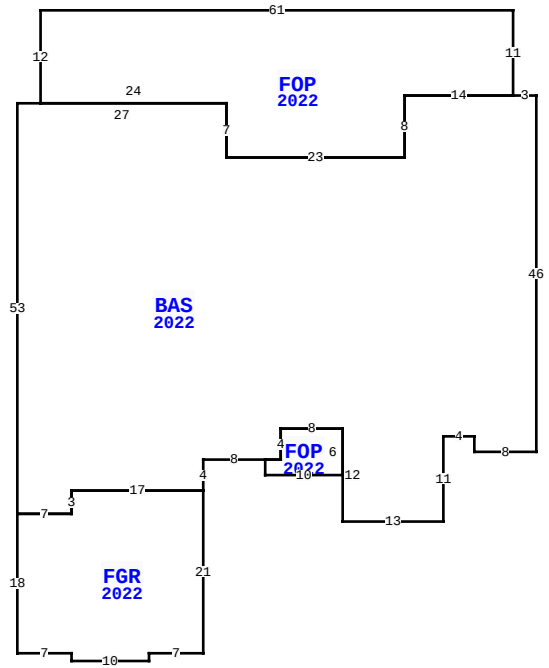
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,107	100	2022	3,107	645,621
FGR	493	55	2022	271	56,312
FOP	52	30	2022	16	3,324
FOP	879	30	2022	264	54,858
TOTALS	4,531			3,658	760,117

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	127.0836	210.96	771,692	2022	2022	0	0	0	1.50	98.50

1 SFR CUST 0% - 2023 Heated Area: 3107 HX Base Yr



95120 SWEETBERRY WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	760,117
TOTAL MARKET OB/XF VALUE	1,980
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	962,097
SOH/AGL Deduction	0
ASSESSED VALUE	962,097
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	962,097
TOTAL JUST VALUE	962,097
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	964,594

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$.

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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 1,980

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	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 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