LOT 21
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

STEVENS BRIAN N & BRENDA M
15 SPARKLE BERRY COURT
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

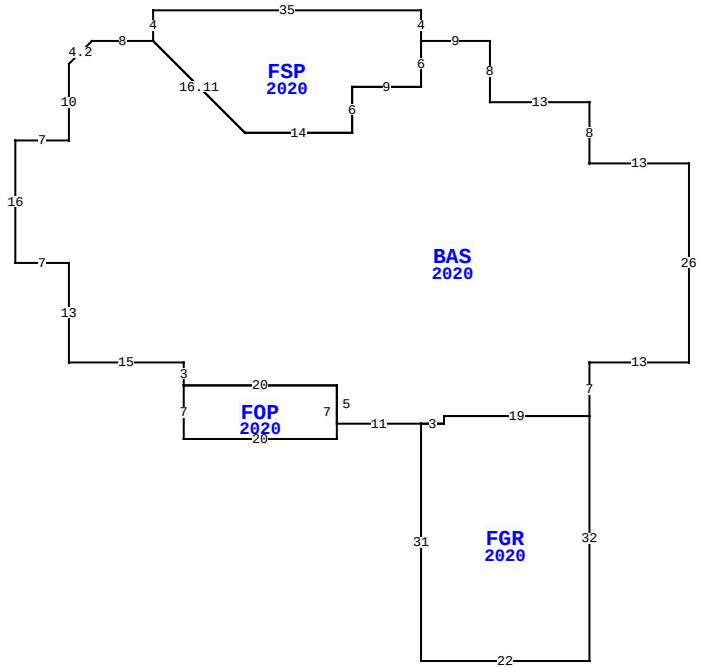
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,209	100	2020	3,209	748,461
FGR	701	55	2020	386	90,030
FOP	140	30	2020	42	9,796
FSP	434	40	2020	174	40,583
TOTALS	4,484			3,811	888,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,811	149.8689	236.79	902,407	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2021 Heated Area: 3209 HX Base Yr 2021



15 SPARKLEBERRY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		888,871
TOTAL MARKET OB/XF VALUE		86,991
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,575,862
SOH/AGL Deduction		547,923
ASSESSED VALUE		1,027,939
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		977,217
TOTAL JUST VALUE		1,575,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,537,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909413	SWIM POOL	51,300	09/06/2019
B1900168	NEW CONSTR	515,036	01/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2365/1359	6/01/2020	WD	Q	I	02	1,028,000
GRANTOR: ME PALMS INVESTMENTS						
GRANTEE: STEVENS BRIAN N & B						
2195/0863	5/08/2018	WD	Q	V	01	259,900
GRANTOR: LOMBARDI MARY LYNN						
GRANTEE: ME PALMS INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 N8 W13 N8 W9 FSP=[YR=2020] N4 W35 S4 D12 R12 E14 N6 E9 N6 $ S6 W9 S6 W14 U12 L12 W8 D3 L3 S10 W7 S16 E7 S13 E15 S3 FOP=[YR=2020] S7 E20 N7 W20 $ E20 S5 E11 FGR=[YR=2020] S31 E22 N32 W19 S1 W3 $ E3 N1 E19 N7 E13 N26 $.

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	2020	2020	3	99	3,465	
2	0855	CONC PAVER	0	100	0	0	1,090.00	SF	10.00	10.00	100	2020	2020	3	98	10,682	
3	0855	CONC PAVER	0	100	0	0	2,154.00	SF	10.00	10.00	100	2020	2020	3	98	21,109	
4	0861	POOL GUNIT	0	100	0	0	522.00	SF	85.00	85.00	100	2020	2020	3	90	39,933	
5	0462	ST/AL FNC	0	100	0	0	1,248.00	SF	10.00	10.00	100	2020	2020	3	90	11,232	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570	

LAND DESCRIPTION

TOTAL OB/XF 86,991

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.20	500,000.00	600,000.00	600,000							

REVIEW DATE 10/26/2020 BY RK Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 07/30/2025 BY SYS