LOT 253
AMELIA NATIONAL #1B PB 7/191

EBECK WILLIAM J & CATHLEEN A
95038 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0253-0000

BUILDING CHARACTERISTICS

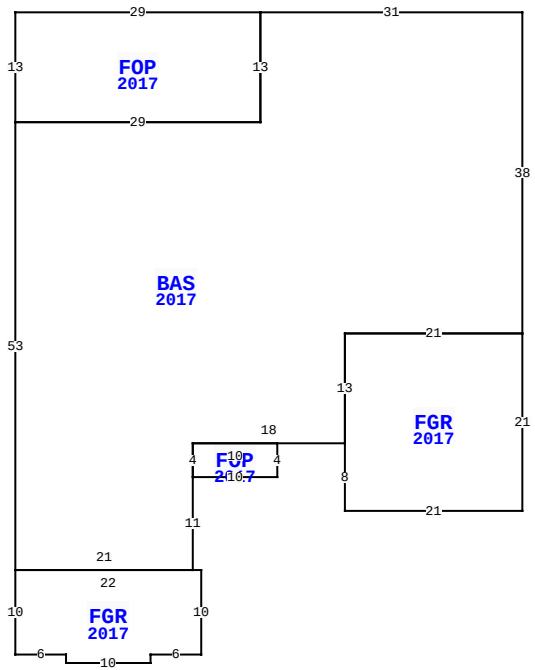
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,725	100	2017	2,725	557,296
FGR	230	55	2017	126	25,768
FGR	441	55	2017	243	49,697
FOP	40	30	2017	12	2,454
FOP	377	30	2017	113	23,110
TOTALS	3,813			3,219	658,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,219	134.1323	211.93	682,203	2017	2017	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2022 Heated Area: 2725 HX Base Yr 2022



95038 SWEETBERRY WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		658,326
TOTAL MARKET OB/XF VALUE		10,593
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		868,919
SOH/AGL Deduction		335,525
ASSESSED VALUE		533,394
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		482,672
TOTAL JUST VALUE		868,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		803,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107753	FRONT DOOR	2,421	06/15/2021
B1632511	CO ISSUED	0	04/07/2017
B1632511	NEW CONSTR	349,330	06/13/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2453/0997	4/14/2021	WD	Q	I	01	575,000
GRANTOR: YOUNG MICHAEL T & ALE						
GRANTEE: EBECK WILLIAM J & C						
2260/0533	2/28/2019	SW	U	I	18	329,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: YOUNG MICHAEL T & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W31 FOP=[YR=2017] W29 S13 E29 N13$ S13 W29 S53 FGR=[YR=2017] S10 E6 S1 E10 N1 E6 N10 W22$ E21 N11 FOP=[YR=2017] E10 N4 W10 S4 $ N4 E18 FGR=[YR=2017] S8 E21 N21 W21 S13$ N13 E21 N38$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	
2	0811	CONCRETE B	0	100	0	0	1,085.00	SF	5.20	5.20	100	2017	2017	3	96	5,416	
3	0855	CONC PAVER	0	100	0	0	180.00	SF	10.00	10.00	100	2021	2021	3	99	1,782	

LAND DESCRIPTION

TOTAL OB/XF 10,593

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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS