LOT 273
AMELIA NATIONAL #1B PB 7/191

GARRETT WILLIAM E & MINI
15 EATON RD WEST
FRAMINGHAM, MA 01701

2025

26-2N-28-006A-0273-0000

BUILDING CHARACTERISTICS

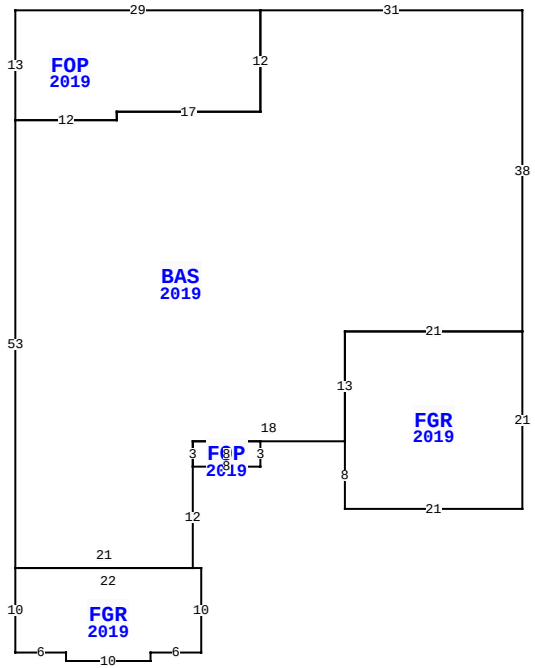
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,742	100	2019	2,742	581,395
FGR	230	55	2019	126	26,716
FGR	441	55	2019	243	51,524
FOP	24	30	2019	7	1,484
FOP	360	30	2019	108	22,900
TOTALS	3,797			3,226	684,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,226	137.6375	217.47	701,558	2019	2019	0	0	0	2.50	97.50

1 SFR CUST – 0% - 0 Heated Area: 2742 HX Base Yr



95097 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	684,019
TOTAL MARKET OB/XF VALUE	8,420
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	892,439
SOH/AGL Deduction	304,349
ASSESSED VALUE	588,090
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	588,090
TOTAL JUST VALUE	892,439
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	826,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2005902	CO ISSUED	0	07/08/2020
B1801157	NEW CONSTR	360,328	09/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2380/1867	7/30/2020	WD	Q	I	01	455,000
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: GARRETT WILLIAM E &						
2227/0749	9/28/2018	SW	U	V	37	138,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: AMELIA NATIONAL CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W31 FOP=[YR=2019] W29 S13 E12 N1 E17 N12$ S12 W17 S1 W12 S53 FGR=[YR=2019] S10 E6 S1 E10 N1 E6 N10 W22$ E21 N12 FOP=[YR=2019] E8 N3 W8 S3$ N3 E18 FGR=[YR=2019] 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	0810	CONCRETE A	0	0	11	3	33.00	SF	6.50	6.50	100	2019	2019	3	97	208	
2	0811	CONCRETE B	0	0	0	0	948.00	SF	5.20	5.20	100	2019	2019	3	97	4,782	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 8,420

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 11/12/2019 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS