LOT 273
AMELIA NATIONAL #1B PB 7/191

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

**2026**

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

## BUILDING CHARACTERISTICS

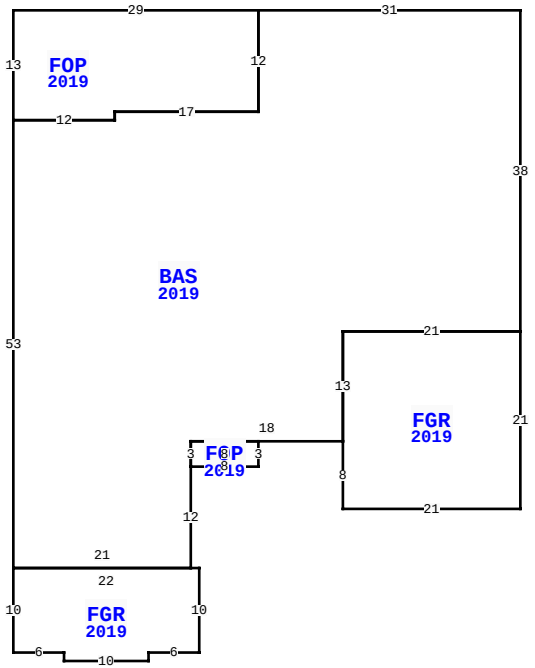
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 | 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 | 2,742 | 100 | 2019 | 2,742 | 588,548 |
| FGR | 230 | 55 | 2019 | 126 | 27,045 |
| FGR | 441 | 55 | 2019 | 243 | 52,158 |
| FOP | 24 | 30 | 2019 | 7 | 1,503 |
| FOP | 360 | 30 | 2019 | 108 | 23,181 |
| TOTALS | 3,797 | | | 3,226 | 692,434 |

## 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 | 133.3025 | 221.28 | 713,849 | 2019 | 2019 | 0 | 0 | 0 | 3.00 | 97.00 |

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




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

95097 SWEETBERRY WAY, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 692,434 |
| TOTAL MARKET OB/XF VALUE | 3,430 |
| TOTAL LAND VALUE - MARKET | 200,000 |
| TOTAL MARKET VALUE | 895,864 |
| SOH/AGL Deduction | 248,965 |
| ASSESSED VALUE | 646,899 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 646,899 |
| TOTAL JUST VALUE | 895,864 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 892,439 |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 3,430

| 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