

LOT 4
IN OR 2184/401
SWEETWATER OAKS PB 5/75 & 76

ROSIEJKA DANIEL & SANDRA J
17 HARRISON CREEK ROAD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-2000-0004-0000



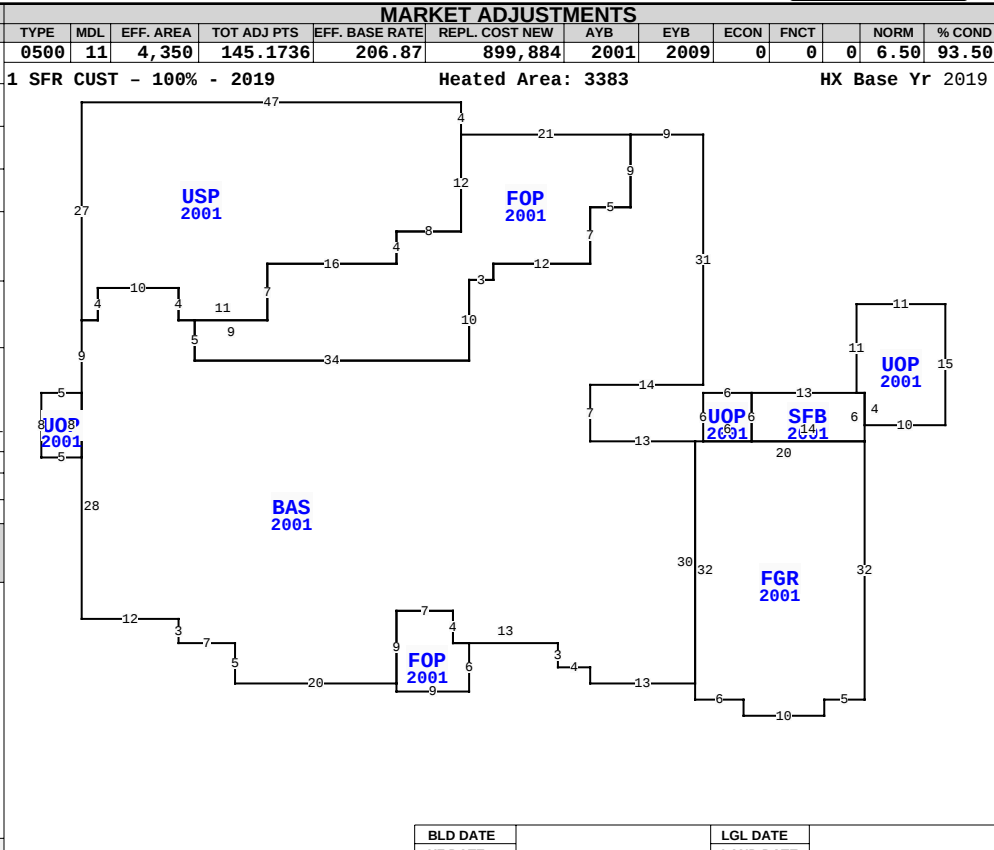
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,316	100	3,316	641,392
FGR	692	55	381	73,694
FOP	82	30	25	4,836
FOP	684	30	205	39,651
SFB	84	80	67	12,959
UOP	36	20	7	1,354
UOP	40	20	8	1,547
UOP	161	20	32	6,190
USP	1,029	30	309	59,768
TOTALS	6,124		4,350	841,392

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2001
2	0855	CONC PAVER	0 100	0	0	1,838.00	SF	10.00	10.00	100	2001
3	0855	CONC PAVER	0 100	0	0	415.00	SF	10.00	10.00	100	2001
4	1126	CB/STC 8"	0 100	0	0	340.00	SF	8.00	8.00	100	2001
5	0462	ST/AL FNC	0 100	0	0	202.00	SF	10.00	10.00	100	2001
6	0861	POOL GUNIT	0 100	0	0	330.00	SF	85.00	85.00	100	2001
7	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2001

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	UT	



17 HARRISON CREEK RD, FERNANDINA BEACH						KF DATE		LAND DATE		
						INC DATE		AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	2,000.00	2,000.00	100	2001	2001	3	86	1,720	
1,838.00	SF	10.00	10.00	100	2001	2001	3	82	15,072	
415.00	SF	10.00	10.00	100	2001	2001	3	82	3,403	
340.00	SF	8.00	8.00	100	2001	2001	3	82	2,230	
202.00	SF	10.00	10.00	100	2001	2001	3	30	606	
330.00	SF	85.00	85.00	100	2001	2001	3	29	8,135	
1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	

TOTAL OB/XF											
31,366											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											5
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 5						Tax Dist:					
BUILDING MARKET VALUE						841,392					
TOTAL MARKET OB/XF VALUE						31,366					
TOTAL LAND VALUE - MARKET						495,000					
TOTAL MARKET VALUE						1,367,758					
SOH/AGL Deduction						512,942					
ASSESSED VALUE						854,816					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						804,816					
TOTAL JUST VALUE						1,367,758					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						1,107,914					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E017924	NEW CONSTR	500	04/01/2001
B0108011	SWIM POOL	20,000	02/01/2001
B0007470	NEW CONSTR	175,000	08/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2184/0401	3/07/2018	WD Q	Q	I	01	995,000	
GRANTOR: HAMRICK JOHN D & DIAN							
GRANTEE: ROSIEJKA DANIEL & S							
1206/0655	2/05/2004	QC Q	Q	I		850,000	
GRANTOR: NSHE BLUE HILL LLC							
GRANTEE: HAMRICK JOHN D & DI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2001] W11 S11 SFB=[YR=2001] W13 UOP=[YR=2001] W6 S6 FGR=[YR=2001] W1 BAS=[YR=2001] W13 N7 E14 N31 W9 FOP=[YR=2001] W21 USP=[YR=2001] N4 W47 S27 E2 N4 E10 S4 E11 N7 E16 N4 E8 N12 S12 W8 S4 W16 S7 W9 S5 E34 N10 E3 N2 E12 N7 E5 N9 S9 W5 S7 W12 S2 W3 S10 W34 N5 W2 N4 W10 S4 W2 S9 UOP=[YR=2001] W5 S8 E5 N8 S28 E12 S3 E7 S5 E20 FOP=[YR=2001] S1 E9 N6 W2 N4 W7 S9 S9 N9 E7 S4 E13 S3 E4 S2 E13 N30 S32 E6 S2 E10 N2 E5 N32 W20 S6 E6 N6 S6 E14 N6 W1 S E1 S4 E10 N15 S .											