LOT 6
IN OR 2535/524
SWEETWATER OAKS PB 5/75 & 76

COCHRAN WILLIAM D & HEIDI A
4 SWEETWATER OAKS DR
FERNANDINA BEACH, FL 32034

2023

01-6N-29-2000-0006-0000

BUILDING CHARACTERISTICS

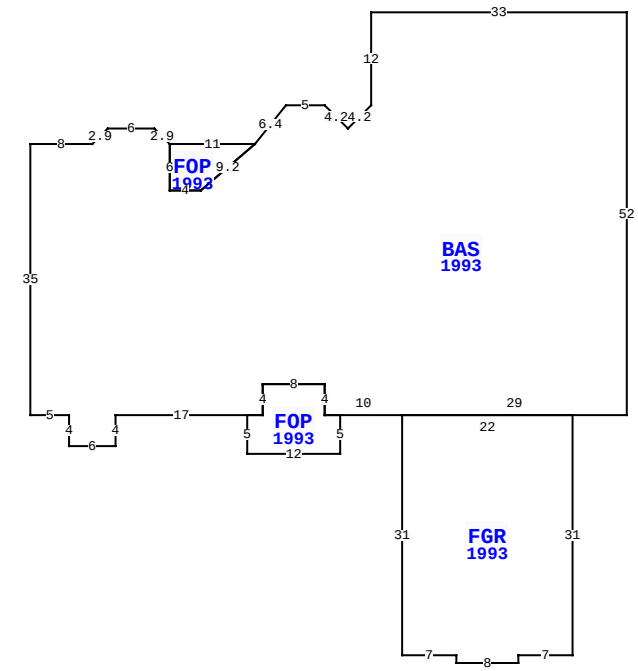
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	3,275	100	3,275	412,353
FGR	690	55	380	47,846
FOP	45	30	14	1,763
FOP	92	30	28	3,526
TOTALS	4,102		3,697	465,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,697	102.1500	145.56	538,135	1989	1995	0	0	0	13.50	86.50

1 SFR CUST – 100% - 2023 Heated Area: 3275 HX Base Yr 2023



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

4 SWEETWATER OAKS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		465,487
TOTAL MARKET OB/XF VALUE		29,200
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		944,687
SOH/AGL Deduction		0
ASSESSED VALUE		944,687
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		894,687
TOTAL JUST VALUE		944,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		800,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213142	REPAIR/RRF	11,500	09/03/2012
5868	NEW CONSTR	110,000	07/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2535/0524	1/31/2022	WD	Q	I	01	1,000,000
GRANTOR: DOLAN PHILIP & ELAINE						
GRANTEE: COCKRAN WILLIAM D &						
1444/1313	9/14/2006	QC	U	I	01	100
GRANTOR: DOLAN PHILIP B & ELAI						
GRANTEE: DOLAN PHILIP B & EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 S12 D3 L3 U3 L3 W5 L4 D5 FOP=[YR=1993] W11 S6 E4 U6 R7 $ D6 L7 W4 N6 U2 L2 W6 D2 L2 W8 S35 E5S4 E6 N4 E17 FOP=[YR=1993] S5 E12 N5 W2 N4 W8 S4 W2$ E2 N4 E8 S4E10 FGR=[YR=1993] S31 E7 S1 E8 N1 E7 N31W22$ E29 N52 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	68	1,360	
2	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	1989	1989	3	20	4,896	
4	0812	CONCRETE C	0	100	0	0	3,126.00	SF	4.00	4.00	100	1989	1989	3	59.5	7,440	
5	1126	CB/STC 8"	0	100	0	0	392.00	SF	8.00	8.00	100	1989	1989	3	59.5	1,866	
6	0444	BOX FNC 4'	0	100	0	0	165.00	LF	6.50	6.50	100	1989	1989	3	20	215	
7	1126	CB/STC 8"	0	100	22	4	88.00	SF	8.00	8.00	100	1989	1989	3	59.5	419	
8	0858	SCULP CONC	0	100	0	0	502.00	SF	13.00	13.00	100	1989	1989	3	86	5,612	
9	0855	CONC PAVER	0	100	0	0	164.00	SF	7.00	7.00	100	2004	2004	3	86	987	
10	0855	CONC PAVER	0	100	0	0	1,064.00	SF	7.00	7.00	100	2004	2004	3	86	6,405	

LAND DESCRIPTION

TOTAL OB/XF 29,200

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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 06/08/2016 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS