

LOT 8
IN OR 2122/341
SWEETWATER OAKS PB 5/75 & 76

PERRY SCOTT S & JULIE L
6023 POST OAK GREEN LN
HOUSTON, TX 77055

2023

01-6N-29-2000-0008-0000



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	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

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	1,398	100	1,398	258,211
FDG	672	60	403	74,434
FOP	147	30	44	8,127
FOP	176	30	53	9,789
FOP	176	30	53	9,789
FOP	264	30	79	14,591
FUS	1,166	100	1,166	215,361
STR	40	10	4	739
TOTALS	4,039		3,200	591,042

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	1,611.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	0	0	0	30.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	3	13	39.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	14	10	140.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	
6	0810	CONCRETE A	0	0	8	6	48.00	SF	6.50	6.50	
7	0810	CONCRETE A	0	0	0	0	350.00	SF	6.50	6.50	
8	0811	CONCRETE B	0	0	0	0	225.00	SF	5.20	5.20	
9	0861	POOL GUNIT	0	0	45	10	450.00	SF	85.00	85.00	
10	1076	TRELLIS A	0	0	16	15	240.00	SF	7.50	7.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00	UT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,200	132.2629	188.47	603,104	2018	2018	0	0	2.00	98.00
1 SFR CUST - 0% - 0											
Heated Area: 2564											
HX Base Yr											

8 SWEETWATER OAKS DR, FERNANDINA BEACH											
TOTAL OB/XF											
48,138											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 5											
Tax Dist:											
BUILDING MARKET VALUE											
591,042											
TOTAL MARKET OB/XF VALUE											
48,138											
TOTAL LAND VALUE - MARKET											
450,000											
TOTAL MARKET VALUE											
1,089,180											
SOH/AGL Deduction											
250,806											
ASSESSED VALUE											
838,374											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
838,374											
TOTAL JUST VALUE											
1,089,180											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
892,512											

BUILDING DIMENSIONS											
FOP=[YR=2018]	W22	BAS=[YR=2018]	W16	S7	FOP=[YR=2018]	W7					
FDG=[YR=2018]	N7	W24	S28	E24	N21\$	S21	E7	N21\$	S46	E22	
FOP=[YR=2018]	E8	N22	W8	S22\$	N22E16	N19	W22	N12\$	S12	E22	N12\$
PTR=	E15	FUS=[YR=2018]	E38	S19	W8	FOP=[YR=2018]	S22	W8	N22		
E8\$	W8	S22	W22	N18	STR=[YR=2018]	N10	E4	S10	W4\$	E4	N10
W4											
N13\$	W15\$										

BUILDING NOTES											
BUILDING DIMENSIONS											
FOP=[YR=2018] W22 BAS=[YR=2018] W16 S7 FOP=[YR=2018] W7											
FDG=[YR=2018] N7 W24 S28 E24 N21\$ S21 E7 N21\$ S46 E22											
FOP=[YR=2018] E8 N22 W8 S22\$ N22E16 N19 W22 N12\$ S12 E22 N12\$											
PTR= E15 FUS=[YR=2018] E38 S19 W8 FOP=[YR=2018] S22 W8 N22											
E8\$ W8 S22 W22 N18 STR=[YR=2018] N10 E4 S10 W4\$ E4 N10 W4											
N13\$ W15\$.											