LOT 14
SWEETWATER OAKS PB 5/75 & 76

MITCHELL TODD D & SHANNON D
11 SWEETWATER OAKS
FERNANDINA BEACH, FL 32034

2023

01-6N-29-2000-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

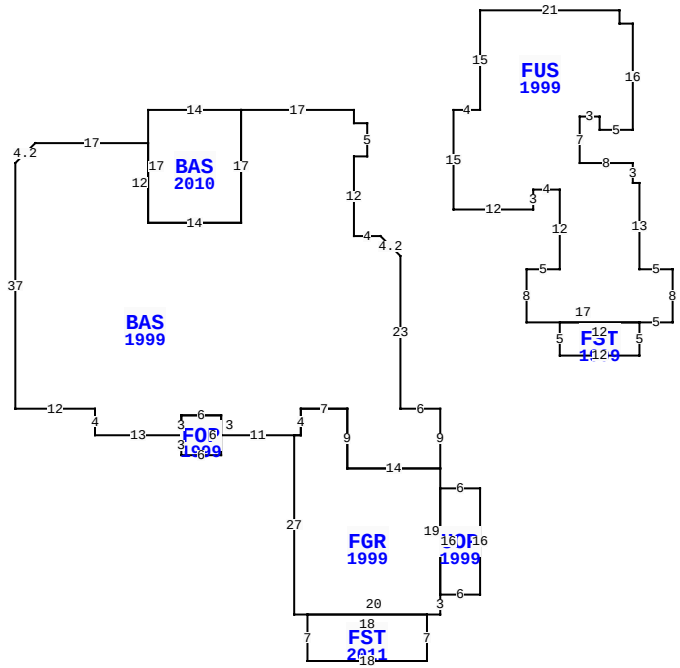
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,372	100	2,372	336,061
BAS	238	100	238	33,720
FGR	552	55	304	43,070
FOP	36	30	11	1,558
FST	60	55	33	4,676
FST	126	55	69	9,776
FUS	976	100	976	138,278
UOP	96	20	19	2,692
TOTALS	4,456		4,022	569,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,022	108.6624	154.84	622,766	1999	2004	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2023 Heated Area: 3586 HX Base Yr 2023



11 SWEETWATER OAKS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		569,831
TOTAL MARKET OB/XF VALUE		42,798
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,062,629
SOH/AGL Deduction		258,223
ASSESSED VALUE		804,406
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		754,406
TOTAL JUST VALUE		1,062,629
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		867,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002576	ENCLOSURE	5,400	03/23/2020
20000834	SWIM POOL	70,125	01/29/2020
M1217749	H/AC	0	11/01/2012
B24764	ADDITION	0	06/01/2011
B9906119	NEW CONSTR	225,000	05/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2449/0924	4/05/2021	WD	Q	I	01	1,185,000
GRANTOR: ONOFRY RONNIE D & VIC						
GRANTEE: MITCHELL TODD D & S						
2276/0004	5/20/2019	WD	Q	I	02	835,000
GRANTOR: BRAND STEPHEN J & JAE						
GRANTEE: ONOFRY RONNIE D & V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W17 BAS=[YR=2010] W14 S17 E14 N17$ S17 W14 N12 W17 D3 L3 S37E12 S4 E13 FOP=[YR=1999] S3 E6 N6 W6 S3$ N3 E6 S3 E11 FGR=[YR=1999] S27 E2 FST=[YR=2011] S7 E18 N7 W18$ E20 N3 UOP=[YR=1999] E6 N16 W6 S16$ N19 W14N9 W7 S4W1$ E1 N4 E7 S9 E14 N9 W6 N23 L3 U3 W4 N12 E2 N5W2 N2$ PTR=E15 FUS=[YR=1999] E4 N15 E21 S2 E2 S16 W5 N2 W3 S7 E8 S3 E1 S13 E5 S8 W5 FST=[YR=1999] S5 W12 N5E12$ W17 N8 E5 N12 W4 S3 W12 N15$ W15$.

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	1999	1999	3	84	1,680	
2	0810	CONCRETE A	0	100	0	0	1,333.00	SF	6.50	6.50	100	1999	1999	3	79	6,845	
3	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100	1999	1999	3	79	77	
4	0855	CONC PAVER	0	100	20	8	160.00	SF	10.00	10.00	100	2001	2001	3	82	1,312	
5	0861	POOL GUNIT	0	100	0	0	90.00	SF	85.00	85.00	100	2020	2020	3	95	7,268	
6	0911	SCRN RM A	0	100	0	0	835.00	SF	17.50	17.50	100	2020	2020	3	93	13,590	
7	0855	CONC PAVER	0	100	0	0	745.00	SF	10.00	10.00	100	2020	2020	3	99	7,376	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	93	4,650	

LAND DESCRIPTION

TOTAL OB/XF 42,798

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 08/21/2020 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS