LOT 15
IN OR 1162/311
SWEETWATER OAKS PB 5/75 & 76

ATWOOD CAROL ANN
9 SWEETWATER OAKS DR
FERNANDINA BEACH, FL 32034

2023

01-6N-29-2000-0015-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

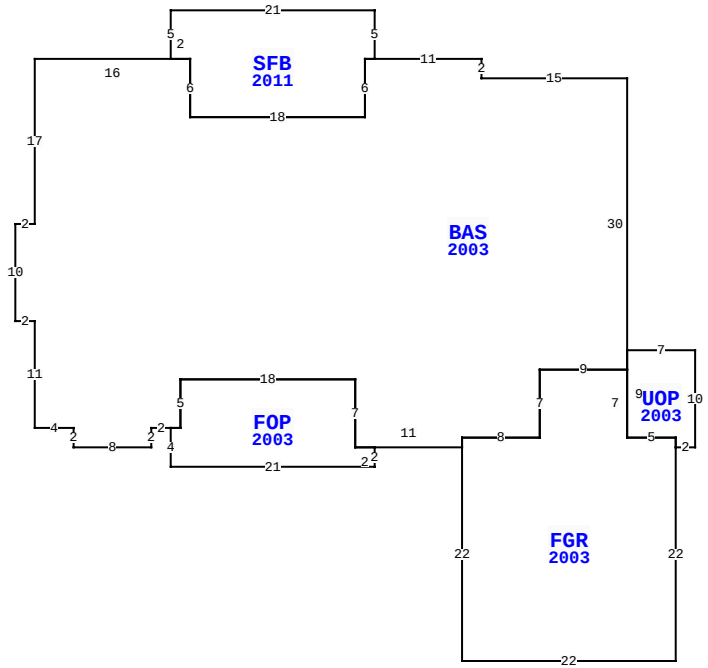
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,102	100	2,102	319,151
FGR	569	55	313	47,523
FOP	170	30	51	7,743
SFB	213	80	170	25,812
UOP	65	20	13	1,974
TOTALS	3,119		2,649	402,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,649	117.7344	167.77	444,423	2003	2003	0	0	0	9.50	90.50

1 SFR CUST – 100% - 2004 Heated Area: 2272 HX Base Yr 2004



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

9 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		402,203
TOTAL MARKET OB/XF VALUE		11,416
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		863,619
SOH/AGL Deduction		423,805
ASSESSED VALUE		439,814
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		389,814
TOTAL JUST VALUE		863,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		725,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210163	NEW CONSTR	170,000	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1162/0311	8/13/2003	WD	Q	I		500,000
GRANTOR: CURY & SALTMARSH DEVE						
GRANTEE: ATWOOD CAROL ANN						
0859/0061	12/14/1998	TD	Q	V		53,000
GRANTOR: ALMAND AMOS F III TRU						
GRANTEE: CURY & SALTMARSH DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W15 N2 W11 SFB=[YR=2011] N5 W21 S5 E2 S6 E18 N6 E1$ W1 S6 W18 N6 W16 S17 W2 S10 E2 S11 E4 S2 E8 N2 E2
FOP=[YR=2003] S4 E21 N2 W2 N7 W18 S5 W1$ E1 N5 E18 S7 E11
FGR=[YR=2003] S22 E22 N22 UOP=[YR=2003] E2 N10 W7 S9 E5 S1$ N1 W5 N7 W9 S7 W8 S1$ N1 E8 N7 E9 N30$.

EXTRA FEATURES

L N	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	2003	2003	3	88	1,760	
2	0812	CONCRETE C	0	100	0	0	1,270.00	SF	4.00	4.00	100	2003	2003	3	84	4,267	
3	0810	CONCRETE A	0	100	0	0	315.00	SF	6.50	6.50	100	2003	2003	3	84	1,720	
4	0858	SCULP CONC	0	100	0	0	294.00	SF	13.00	13.00	100	2004	2004	3	96	3,669	

LAND DESCRIPTION

TOTAL OB/XF 11,416

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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