LOT 32
SWEETWATER OAKS PB 5/75 & 76

MYLER CHARLES & JUDY
5 SWEETWATER OAKS DR
FERNANDINA BEACH, FL 32034

2023

01-6N-29-2000-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

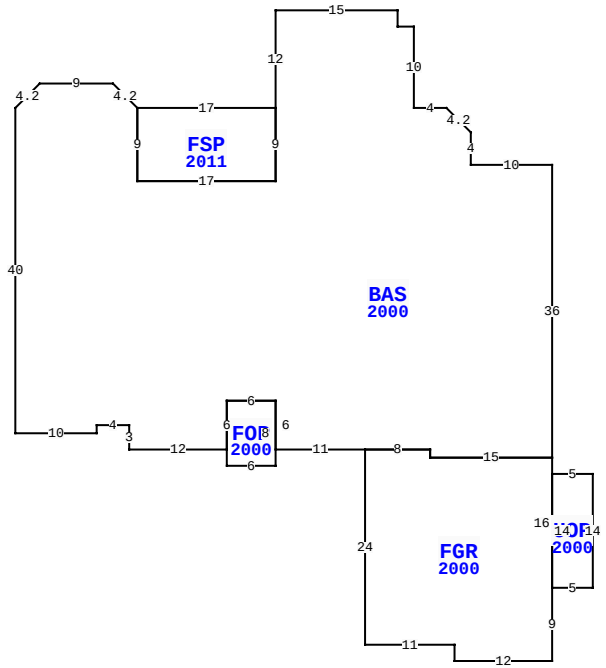
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,728	100	2,728	433,011
FGR	561	55	309	49,047
FOP	48	30	14	2,222
FSP	153	40	61	9,682
UOP	70	20	14	2,222
TOTALS	3,560		3,126	496,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,126	118.4960	168.86	527,856	2000	2010	0	0	0	6.00	94.00

1 SFR CUST – 100% - 2021 Heated Area: 2728 HX Base Yr 2021



5 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		496,185
TOTAL MARKET OB/XF VALUE		7,845
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		954,030
SOH/AGL Deduction		293,299
ASSESSED VALUE		660,731
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		610,731
TOTAL JUST VALUE		954,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		793,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007139	NEW CONSTR	208,000	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2376/1124	7/15/2020	WD	Q	I	01	740,000
GRANTOR: PHELAN WILLIAM T REVO						
GRANTEE: MYLER CHARLES & JUD						
1086/0512	10/09/2002	WD	U	I	01	100
GRANTOR: PHELAN WILLIAM T & DE						
GRANTEE: PHELAN WILLIAM T TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W10 N4 L3 U3 W4 N10 W2 N2 W15 S12
FSP=[YR=2011] W17 S9 E17 N9 $ S9 W17 N9 L3 U3 W9 D3 L3
S40 E10 N1 E4 S3 E12 FOP=[YR=2000] S2 E6 N8 W6 S6 $ N6 E6 S6
E11 FGR=[YR=2000] S24 E11 S2 E12 N9 UOP=[YR=2000] E5 N14 W5
S14 $ N16 W15 N1 W8 $ E8 S1 E15 N36 $.

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	2000	2000	3	85	1,700	
2	0812	CONCRETE C	0	100	0	0	1,873.00	SF	4.00	4.00	100	2000	2000	3	80	5,994	
3	0810	CONCRETE A	0	100	0	0	29.00	SF	6.50	6.50	100	2000	2000	3	80	151	

LAND DESCRIPTION

TOTAL OB/XF 7,845

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