BLOCK Q LOT W 68 FT OF 4 &
E 27 FT OF S 136.5 FT OF N
1/2 OF OUT LOT 4 S-6

FAMILY TRUST OF SIMON SWEAT SR/SWEAT SIMON C JR TR
86045 CREEKWOOD DRIVE
YULEE, FL 32097

2024

00-00-31-1060-0000-0042

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

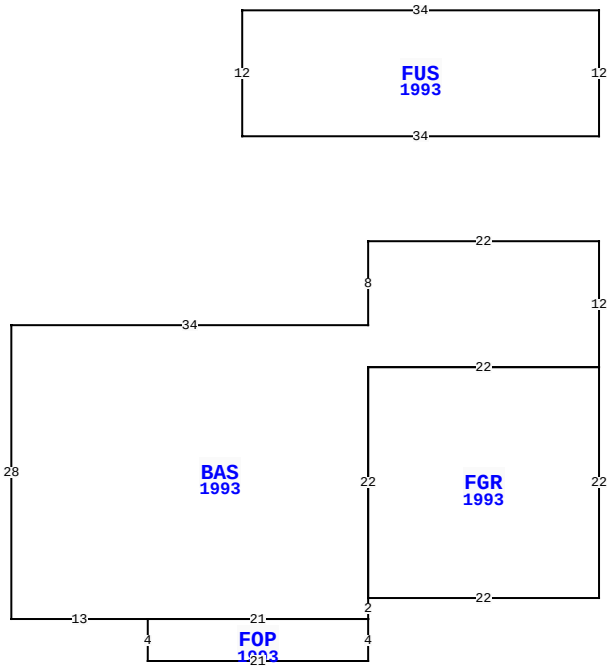
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	99,333
FGR	484	55	266	21,729
FOP	84	30	25	2,043
FUS	408	100	408	33,329
TOTALS	2,192		1,915	156,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,915	104.8600	99.62	190,772	1978	1980	0	0	0	18.00	82.00

1 SINGLE FAM - 50% - 2021 Heated Area: 1624 HX Base Yr 2021



1604 CALHOUN ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		156,433
TOTAL MARKET OB/XF VALUE		7,536
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		388,969
SOH/AGL Deduction		87,010
ASSESSED VALUE		301,959
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		251,959
TOTAL JUST VALUE		388,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072097	WOOD FENCE	2,700	11/16/2007
20071541	RE-ROOF	9,350	08/17/2007
B8973	REPAIR/RRF	3,200	04/04/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2372/0083	6/24/2020	FJ	U	I	11	0
GRANTOR: SWEAT SIMON C EST						
GRANTEE: FAMILY TRUST OF SIM						
0272/0090	8/01/1978	WD	Q	V		57,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S8 W34 S28 E13 FOP=[YR=1993] S4 E21 N4W21$
E21 N2 FGR=[YR=1993] E22 N22 W22S22$ N22 E22
N12$PTR=N10FUS=[YR=1993] N12 W34 S12 E34$ S10 $.

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	0940	SHEDS/PORT	0	50	0	0	240.00	SF	30.00	30.00	100	1980	1980	3	20	1,440	
2	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
3	0810	CONCRETE A	0	50	0	0	910.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,922	
4	0811	CONCRETE B	0	50	0	0	680.00	SF	5.20	5.20	100	1996	1996	3	72	2,546	

LAND DESCRIPTION

TOTAL OB/XF 7,536

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	50	0006	R-1	95.00	137.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS