LOT 1
SWEETWATER OAKS PB 5/75 & 76

CONNELLY KEVIN T & JUDITH
23 HARRISON CREEK RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-2000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	11	CLAY TILE 20
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

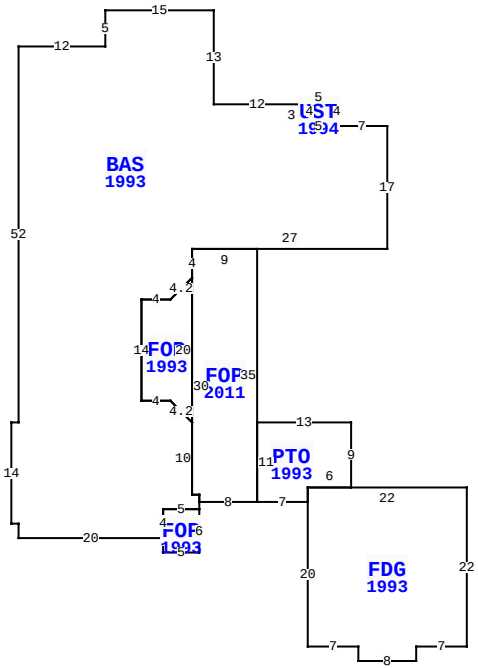
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100	2,128	355,143
FDG	500	60	300	50,067
FOP	30	30	9	1,502
FOP	107	30	32	5,340
FOP	314	30	94	15,688
PTO	131	5	7	1,168
UST	20	45	9	1,502
TOTALS	3,230		2,579	430,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,579	124.3104	186.47	480,906	1992	2002	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2022 Heated Area: 2128 HX Base Yr 2022



23 HARRISON CREEK RD, 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		430,411
TOTAL MARKET OB/XF VALUE		13,893
TOTAL LAND VALUE - MARKET		495,000
TOTAL MARKET VALUE		939,304
SOH/AGL Deduction		227,876
ASSESSED VALUE		711,428
TOTAL EXEMPTION VALUE	HX HB VX VP	580,142
BASE TAXABLE VALUE		131,286
TOTAL JUST VALUE		939,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		920,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8180	NEW CONSTR	95,760	06/17/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2483/0451	7/26/2021	WD	Q	I	02	875,000
GRANTOR: SOLOMON DAVID REVOCAB						
GRANTEE: CONNELLY KEVIN T &						
2325/1805	12/16/2019	WD	Q	I	01	722,500
GRANTOR: LORICK DABNEY L N/K/A						
GRANTEE: SOLOMON DAVID REVOC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 UST=[YR=1994] N4 W5 S4 E5 $ W5 N3 W12 N13 W15 S5 W12 S52 W1 S14 E1 S2 E20 FOP=[YR=1993] S2 E5 N6 W5 S4 $ N4 E5 N1FOP=[YR=2011] E8 PTO=[YR=1993] E7 FDG=[YR=1993] S20 E7 S2 E8 N2 E7 N22W22 S2 $ N2 E6 N9 W13 S11$ N35 W9 S4 FOP=[YR=1993] L3 D3 W4 S14 E4 D3 R3 N20 $ S30 E1 S1 $ N1 W1 N10 L3 U3 W4 N14 E4 U3 R3 N4 E27 N17 $.

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	1992	1992	3	72	1,440	
2	0812	CONCRETE C	0	100	0	0	2,513.00	SF	4.00	4.00	100	1992	1992	3	64	6,433	
3	0444	BOX FNC 4'	0	100	0	0	5.00	LF	6.50	6.50	100	1992	1992	3	20	7	
4	0445	BOX FNC 5'	0	100	0	0	25.00	LF	8.10	8.10	100	1992	1992	3	20	41	
5	0830	FLAGSTONE	0	100	0	0	630.00	SF	12.00	12.00	100	2000	2000	3	79	5,972	

LAND DESCRIPTION

TOTAL OB/XF 13,893

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		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.10	450,000.00	495,000.00	495,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 495,000 Market: 0 Agricultural: 0 Common: 495,000 PRINTED 08/06/2024 BY SYS