LOT 3
IN OR 1717/1945
SWEETWATER OAKS PB 5/75 & 76

FLYNN KATHRYN H TRUST/FLYNN KATHRYN H TRUSTEE
279 W KENWORTH RD
COLUMBUS, OH 43214-4009

2024

01-6N-29-2000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

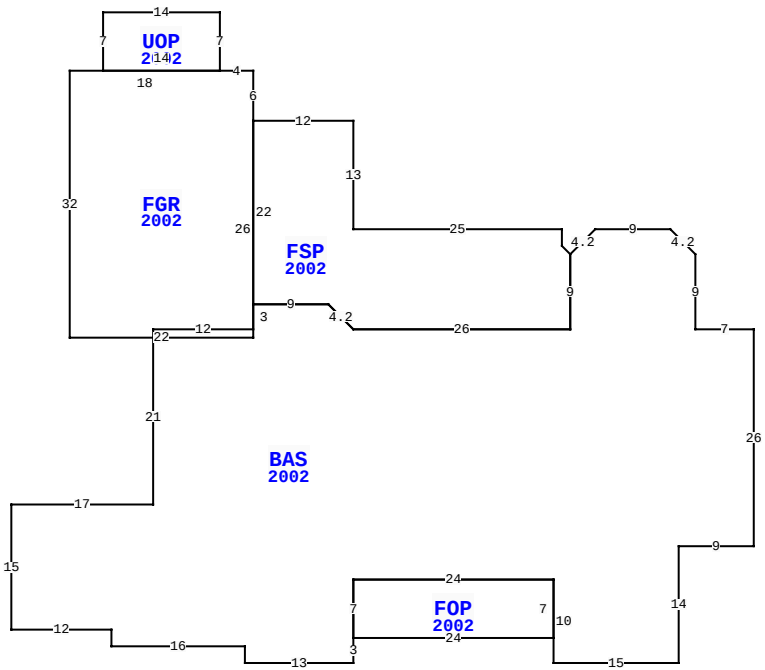
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	2,960	100	2,960	438,602
FGR	704	55	387	57,344
FOP	168	30	50	7,409
FSP	578	40	231	34,228
UOP	98	20	20	2,963
TOTALS	4,508		3,648	540,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,648	110.3760	165.56	603,963	2002	2002	0	0	0	10.50	89.50

1 SFR CUST – 0% - 0 Heated Area: 2960 HX Base Yr



BLD DATE	02/13/2008 DJ	LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE

19 HARRISON CREEK RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	540,547
TOTAL MARKET OB/XF VALUE	32,262
TOTAL LAND VALUE - MARKET	495,000
TOTAL MARKET VALUE	1,067,809
SOH/AGL Deduction	167,932
ASSESSED VALUE	899,877
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	899,877
TOTAL JUST VALUE	1,067,809
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,043,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903507	REMODEL	620,000	04/08/2019
B018520	NEW CONSTR	275,000	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1717/1945	12/31/2010	QC	U	I	11	100
GRANTOR: FLYNN KATHRYN H						
GRANTEE: FLYNN KATHRYN H TRU						
1490/1131	4/05/2007	WD	U	I	23	985,000
GRANTOR: SZILAGYI CATHERINE						
GRANTEE: FLYNN KATHRYN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W7 N9 L3 U3 W9 D3 L3 FSP=[YR=2002] L1 U1 N2 W25 N13 W12 FGR=[YR=2002] N6 W4 UOP=[YR=2002] N7 W14S7 E14 $W18 S32 E22 N26$ S22 E9 D3 R3 E26 N9 $S9 W26 U3 L3 W9 S3 W12S21 W17 S15 E12 S2 E16 S2 E13 N3 FOP=[YR=2002] E24 N7 W24 S7 $ N7E24 S10 E15 N14 E9 N26 $.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	86	1,720	
2	0858	SCULP CONC	0	0	0	0	2,179.00	SF	13.00	13.00	100	2002	2002	3	95	26,911	
3	0858	SCULP CONC	0	0	0	0	294.00	SF	13.00	13.00	100	2002	2002	3	95	3,631	

LAND DESCRIPTION

TOTAL OB/XF 32,262

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	0		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 10/31/2019 BY DJA Total Acres: 0.00 Total Land Value: 495,000 Market: 0 Agricultural: 0 Common: 495,000 PRINTED 08/06/2024 BY SYS