

LOT 6
IN OR 2535/524
SWEETWATER OAKS PB 5/75 & 76

COCHRAN WILLIAM D & HEIDI A
4 SWEETWATER OAKS DR
FERNANDINA BEACH, FL 32034

2024

01-6N-29-2000-0006-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	11 CLAY TILE 50
Interior Floo	14 CARPET 50
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	03 Quality Level 03
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	3,275	100	3,275	431,545
FGR	690	55	380	50,073
FOP	45	30	14	1,845
FOP	92	30	28	3,689

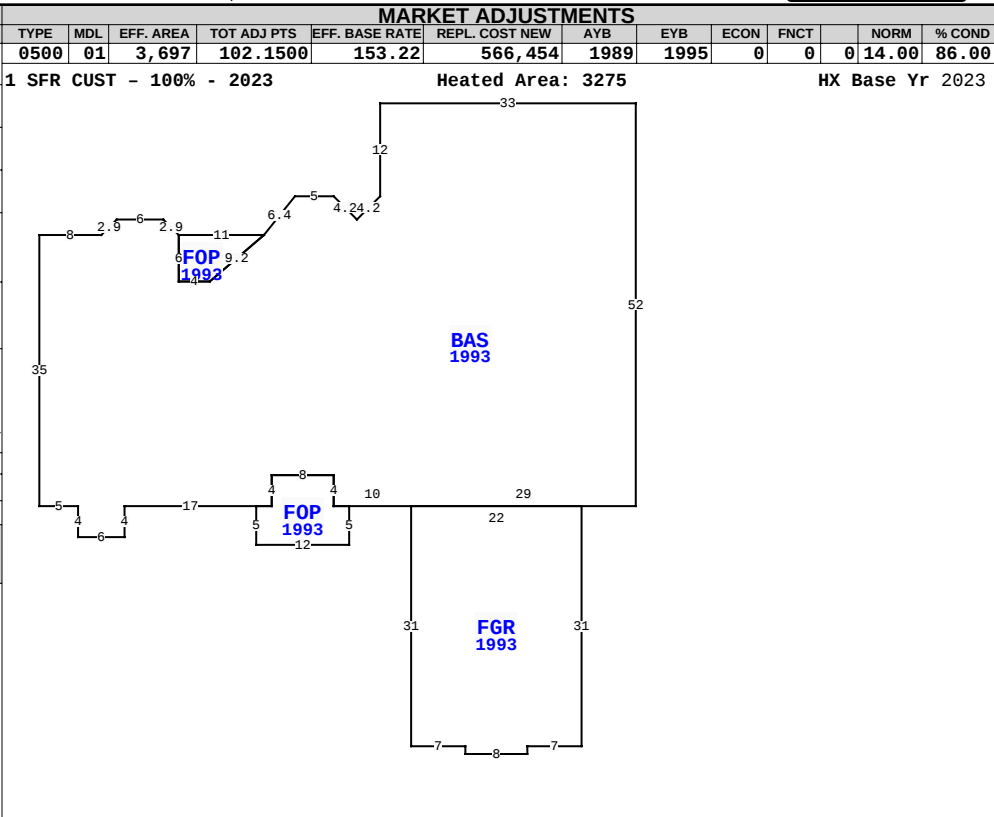
TOTALS 4,102 3,697 487,150

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	1989	1989	3	66	1,320	
2	0861	POOL GUNIT	0 100	0	0	288.00	SF	85.00	85.00	100	1989	1989	3	20	4,896	
3	0812	CONCRETE C	0 100	0	0	3,126.00	SF	4.00	4.00	100	1989	1989	3	57	7,127	
4	1126	CB/STC 8"	0 100	0	0	392.00	SF	8.00	8.00	100	1989	1989	3	57	1,788	
5	0444	BOX FNC 4'	0 100	0	0	165.00	LF	6.50	6.50	100	1989	1989	3	20	215	
6	1126	CB/STC 8"	0 100	22	4	88.00	SF	8.00	8.00	100	1989	1989	3	57	401	
7	0858	SCULP CONC	0 100	0	0	502.00	SF	13.00	13.00	100	1989	1989	3	85	5,547	
8	0855	CONC PAVER	0 100	0	0	164.00	SF	7.00	7.00	100	2004	2004	3	84	964	
9	0855	CONC PAVER	0 100	0	0	1,064.00	SF	7.00	7.00	100	2004	2004	3	84	6,256	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	450,000.00	450,000.00	450,000							



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

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	2,000.00	2,000.00	100	1989	1989	3	66	1,320	
288.00	SF	85.00	85.00	100	1989	1989	3	20	4,896	
3,126.00	SF	4.00	4.00	100	1989	1989	3	57	7,127	
392.00	SF	8.00	8.00	100	1989	1989	3	57	1,788	
165.00	LF	6.50	6.50	100	1989	1989	3	20	215	
88.00	SF	8.00	8.00	100	1989	1989	3	57	401	
502.00	SF	13.00	13.00	100	1989	1989	3	85	5,547	
164.00	SF	7.00	7.00	100	2004	2004	3	84	964	
1,064.00	SF	7.00	7.00	100	2004	2004	3	84	6,256	

TOTAL OB/XF 28,514

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	450,000.00	450,000.00	450,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		487,150	
TOTAL MARKET OB/XF VALUE		28,514	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		965,664	
SOH/AGL Deduction		0	
ASSESSED VALUE		965,664	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		915,664	
TOTAL JUST VALUE		965,664	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		944,687	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213142	REPAIR/RRF	11,500	09/03/2012
5868	NEW CONSTR	110,000	07/14/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2535/0524	1/31/2022	WD Q	I	I	01
GRANTOR: DOLAN PHILIP & ELAINE					
GRANTEE: COCKRAN WILLIAM D &					
1444/1313	9/14/2006	QC U	I	I	01
GRANTOR: DOLAN PHILIP B & ELAI					
GRANTEE: DOLAN PHILIP B & EL					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 S12 D3 L3 U3 L3 W5 L4 D5 FOP=[YR=1993] W11 S6 E4 U6 R7 \$ D6 L7 W4 N6 U2 L2 W6 D2 L2 W8 S35 E5S4 E6 N4 E17 FOP=[YR=1993] S5 E12 N5 W2 N4 W8 S4 W2\$ E2 N4 E8 S4E10 FGR=[YR=1993] S31 E7 S1 E8 N1 E7 N31W22\$ E29 N52 \$.