LOT 7
IN OR 682/955
SWEETWATER OAKS PB 5/75 & 76

LINNEMEIER THOMAS & GEORGIANN
12871 BIRD CAGE WALK
CARMEL, IN 46032

2024

01-6N-29-2000-0007-0000

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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

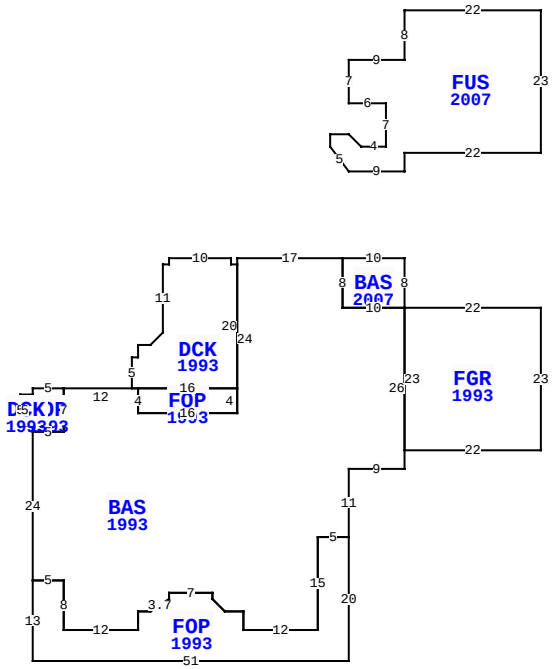
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,302	100	2,302	323,855
BAS	80	100	80	11,255
DCK	10	10	1	140
DCK	285	10	28	3,939
FGR	506	55	278	39,110
FOP	35	30	10	1,407
FOP	64	30	19	2,673
FOP	447	30	134	18,852
FUS	640	100	640	90,038
TOTALS	4,369		3,492	491,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,492	110.9934	166.49	581,383	1992	1992	0	0	0	15.50	84.50

1 SFR CUST – 0% - 0 Heated Area: 3022 HX Base Yr



BLD DATE	11/07/2007	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

6 SWEETWATER OAKS DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	491,269
TOTAL MARKET OB/XF VALUE	7,650
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	948,919
SOH/AGL Deduction	141,562
ASSESSED VALUE	807,357
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	807,357
TOTAL JUST VALUE	948,919
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	927,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20616	REMODEL	350	10/01/2007
M13109	MECH OTHER	0	07/01/2007
B19881	REMODEL	48,378	05/01/2007
P12390	OTHER	0	05/01/2007
R10346	REPAIR/RRF	4,000	05/01/2007
7621	NEW CONSTR	90,633	10/21/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0682/0955	6/09/1993	WD	Q	I		265,300
GRANTOR: WELLS HOWARD & LUCY						
GRANTEE: LINNEMEIER TOM & G						
0619/0006	2/11/1991	WD	Q	V		40,000
GRANTOR: MONTGOMERY MITCHELL						
GRANTEE: WELLS HOWARD & LUCY						

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	1992	1992	3	72	1,440	
2	0812	CONCRETE C	0	0	0	0	1,957.00	SF	4.00	4.00	100	1992	1992	3	64	5,010	
3	1126	CB/STC 8"	0	0	0	0	168.00	SF	8.00	8.00	100	1992	1992	3	64	860	
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1992	1992	3	29	174	
5	0810	CONCRETE A	0	0	8	5	40.00	SF	6.50	6.50	100	1992	1992	3	64	166	

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W22 BAS=[YR=2007] N8 W10 BAS=[YR=1993] W17 S1 DCK=[YR=1993] W1 N1 W10 S1 W1 S11 L2 D2 W2 S2 W1 S5 E1 FOP=[YR=1993] S4 E16 N4 W16$ E16 N20$ S24 W16 N4 W12 FOP=[YR=1993] W5 S1 DCK=[YR=1993] W2 S5 E2 N5$ S6 E5 N7$ S7 W5 S24 FOP=[YR=1993] S13 E51 N20 W5 S15 W12 N3 W3 L2 U2 N1 W7 S1 D2 L3 W2 S3 W12 N8 W5$ E5 S8 E12 N3 E2 R3 U2 N1 E7 S1 D2 R2 E3 S3 E12 N15 E5 N11 E9 N26 W10 N8$ S8 E10$ S23 E22 N23$ PTR= N25 FUS=[YR=2007] N23 W22 S8 W9 S7 E6 S7 W4 L2 U2 W3 S2 D4 R3 E9 N3 E22$ S25$.

LAND DESCRIPTION

TOTAL OB/XF 7,650

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	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS