LOT 13
SWEETWATER OAKS PB 5/75 & 76

GENTLES ROBERT L & SYLVIA C
13 SWEETWATER OAKS DR
FERNANDINA BEACH, FL 32034

2024

01-6N-29-2000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	04	Quality Level 04

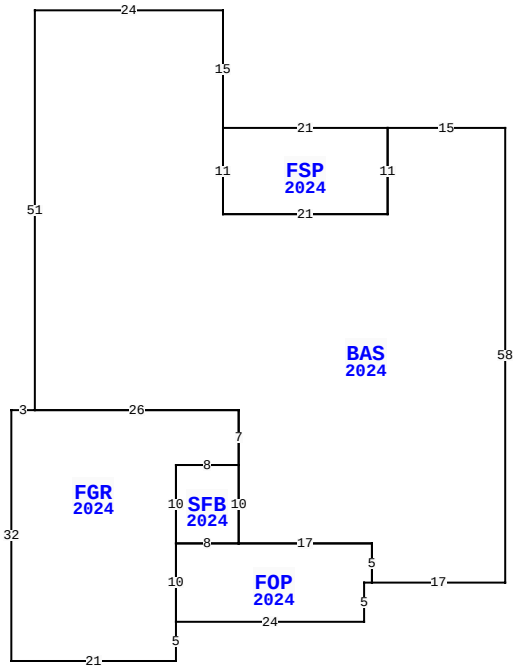
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,952	100	2,952	466,564
FGR	728	55	400	63,220
FOP	245	30	74	11,696
FSP	231	40	92	14,541
SFB	80	80	64	10,115
TOTALS	4,236		3,582	566,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,582	105.3675	158.05	566,135	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 3016 HX Base Yr 2024



13 SWEETWATER OAKS DR, 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		566,135
TOTAL MARKET OB/XF VALUE		21,500
TOTAL LAND VALUE - MARKET		405,000
TOTAL MARKET VALUE		992,635
SOH/AGL Deduction		0
ASSESSED VALUE		992,635
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		942,635
TOTAL JUST VALUE		992,635
NCON VALUE		587,635
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005756			05/09/2023
20213310	NEW CONSTR	441,527	05/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2459/1462	5/05/2021	SW	Q	V	01	340,000
GRANTOR: CELLARIUS CAPITAL INC						
GRANTEE: GENTLES ROBERT L &						
2301/1366	8/30/2019	WD	Q	V	01	297,000
GRANTOR: FOX TIMOTHY A						
GRANTEE: CELLARIUS CAPTIAL I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=90,20] W15 S11 W21 N11 N15 W24 S51 E26 S7 S10 E17 S5 E17 N58 $
FSP=[YR=2024;ORIG=54,20] E21 S11 W21 N11 $
SFB=[YR=2024;ORIG=48,63] S10 E8 N10 W8 $
FGR=[YR=2024;ORIG=56,56] W26 W3 S32 E21 N5 N10 N10 E8 N7 $
FOP=[YR=2024;ORIG=48,73] E8 E17 S5 W1 S5 W24 N10 $
.

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	0855	CONC PAVER	0	100	0	0	1,950.00	SF	10.00	10.00	100	2024	2023		100	19,500	
2	0855	CONC PAVER	0	100	0	0	200.00	SF	10.00	10.00	100	2024	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 21,500

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	0.90	450,000.00	405,000.00	405,000							

REVIEW DATE 05/15/2023 BY DJ Total Acres: 0.00 Total Land Value: 405,000 Market: 0 Agricultural: 0 Common: 405,000 PRINTED 08/06/2024 BY SYS