

PT LOT 63 SEC ONE
HAMBYS SUB PB 2/32 &
PT LOT 1

SWEAT SHERISE LIVING TRUST/SWEAT SHERISE TRUSTEE
4600 WILLACOOCHEE HWY
DOUGLAS, GA 31535

2025

00-00-31-1360-0063-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	09	PINE WOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	54	15	2012	8	2,677
BAL	324	15	2012	49	16,400
BAS	266	100	1993	266	89,030
BAS	822	100	1999	822	275,124
DCK	342	10	2012	34	11,380
FOP	8	30	1993	2	669
FOP	12	30	1993	4	1,339
FOP	72	30	2012	22	7,363
FOP	152	30	2012	46	15,396
FUS	936	100	1993	936	313,279
TOTALS	5,290			3,977	331,102

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0416	DUNEWALKS	0	0	0	0	1,040.00	SF	30.00
2	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00
3	0855	CONC PAVER	0	0	0	0	2,188.00	SF	7.00
4	0855	CONC PAVER	0	0	0	0	716.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	0		R-2	50.00	250.00	50.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,977	224.1675	354.18	1,408,574	1952	2012	0	0	5.50	94.50
1 SFR CUST - 0% - 0 Heated Area: 3480 HX Base Yr											

** This building has 17 Sub-Areas											
2334 S FLETCHER AVE, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						05/07/2025 MLU					

TOTAL OB/XF														34,160		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
	R-2	50.00	250.00	50.00	FF		1.00	1.00	1.20	19,000.00	22,800.00	1,140,000.00				

NASSAU COUNTY PROPERTY										PAGE 1 of 1 2											
VALUATION SUMMARY										STANDARD											
VALUATION BY										Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE										1,331,102											
TOTAL MARKET OB/XF VALUE										34,160											
TOTAL LAND VALUE - MARKET										1,140,000											
TOTAL MARKET VALUE										2,505,262											
SOH/AGL Deduction										0											
ASSESSED VALUE										2,505,262											
TOTAL EXEMPTION VALUE										0											
BASE TAXABLE VALUE										2,505,262											
TOTAL JUST VALUE										2,505,262											
NCON VALUE										0											
INCOME VALUE																					
PREVIOUS YEAR MKT VALUE										2,296,513											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120595	NEW CONSTR	850	04/10/2012
20120336	ROOF OVER FOP	8,000	03/01/2012
02120216	NEW CONSTR	900	02/09/2012
20120154	GAS	3,000	01/30/2012
20120033	FIXTURES	500	01/10/2012
20112179	DUNEWALK	45,000	12/07/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2665/1835	4/27/2023	WD	U	I	11	100	
GRANTOR: SWEAT MONICA							
GRANTEE: SWEAT SHERISE LIVIN							
2511/0139	11/02/2021	WD	Q	I	01	2,900,000	
GRANTOR: CANTRELL WILLIAM R &							
GRANTEE: SWEAT MONICA							

BUILDING NOTES									
BUILDING DIMENSIONS									
UOP=[YR=2012] W18 S8 FUS=[YR=1999] W18 S22 FUS=[YR=1993] S26 FOP=[YR=2012] S3 E24 N3 W24 \$ E36 N14 STR=[YR=2012] E3 N12 BAL=[YR=2012] N18 W3 FOP=[YR=2012] N4 W19 S8 E19 N4\$ S18 E3\$ W3 S12\$ N12 W36\$ E36 N14 W18 N8 \$ E18 N8 \$ PTR= E15 DCK=[YR=2012] E36 S2 E3 S18 BAS=[YR=1999] S10 W3 BAS=[YR=1993] S16 FOP=[YR=1993] W2 S4E2 N4 \$ W2 S4 E2 UST=[YR=1993] E4 S4 W4 N4 \$ S6 W7 FOP=[YR=1993] N3 W4 S3 E4 \$ N3 W4 N23 E11 \$ W11 UGR=[YR=1993] S26 W25 N20 E13 N6 E12 \$ W12 UST=[YR=1993] W13 S6 E13 N6 \$ W13 N22 E36 S12 E3 \$ W3 N12 W36 N8\$ W15 \$ PTR=S65 FUS=[YR=2012] E36 S4 W8 S17 E8 S9 BAL=[YR=2012] S8 W39 N12 E3 S4 E36\$ W36 N9 E8 N17 W8 N4\$ N65\$.									