

SHEEHAN CHARLES M
10 WATER OAK
FERNANDINA BEACH, FL 32034-5061

01-6N-29-0300-0006-0000

BUILDING CHARACTERISTICS/CONSTRUCTION										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																							
Exterior Wall		16	WD FR STUC 100		0500	01	2,893	118.2426	186.82	540,470	2006	2006	0	0	9.00	91.00	VALUATION BY		STANDARD																					
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2008												Heated Area: 2257												HX Base Yr 2008											
Roof Cover		03	COMP SHNGL 100														Tax Group: 5												Tax Dist:											
Interior Wall		05	DRYWALL 100														BUILDING MARKET VALUE												491,828											
Interior Floo		11	CLAY TILE 60														TOTAL MARKET OB/XF VALUE												19,663											
Interior Floo		14	CARPET 40														TOTAL LAND VALUE - MARKET												700,000											
Air Condition		03	CENTRAL 100														TOTAL MARKET VALUE												1,211,491											
Heating Type		04	AIR DUCTED 100														SOH/AGL Deduction												580,063											
Bedrooms			3 100														ASSESSED VALUE												631,428											
Bathrooms			3 100														TOTAL EXEMPTION VALUE												HX HB											
Frame		02	WOOD FRAME 100														BASE TAXABLE VALUE												580,706											
Stories		1.	1. 100														TOTAL JUST VALUE												1,211,491											
Units		00	0 100		NCON VALUE												0																							
Occupancy		00	NONE 100		INCOME VALUE												PREVIOUS YEAR MKT VALUE								1,139,373															
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,257	100	2006	2,257	383,704																																			
FGR	484	55	2006	266	45,222																																			
FGR	420	55	2012	231	39,271																																			
FOP	101	30	2006	30	5,101																																			
FSP	220	40	2006	88	14,960																																			
PTO	12	5	2006	1	170																																			
PTO	24	5	2006	1	170																																			
UOP	94	20	2006	19	3,231																																			
TOTALS	3,612			2,893	491,828																																			
EXTRA FEATURES					10 WATER OAK, FERNANDINA BEACH										BLD DATE 01/10/2007 XF DATE 01/10/2007 INC DATE					KK KK LGL DATE LAND DATE AG DATE 05/07/2025 MLU																				
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	0855	CONC PAVER	0	100	0	0		1,320.00	SF 10.00	100	2006	2006	3	86	11,352																									
2	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2006	2006	3	89	1,780																								
3	0855	CONC PAVER	0	100	0	0		390.00	SF 7.00	100	2012	2012	3	92	2,512																									
4	0855	CONC PAVER	0	100	0	0		624.00	SF 7.00	100	2012	2012	3	92	4,019																									
TOTAL OB/XF 19,663																																								
LAND DESCRIPTION																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
1	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000																							
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/30/2025 BY SYS																																								