LOT 2
IN OR 2176/507
SWEETWATER OAKS PB 5/75 & 76

COLLINS JOSEPH C & BARBARA M
21 HARRISON CREEK ROAD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-2000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

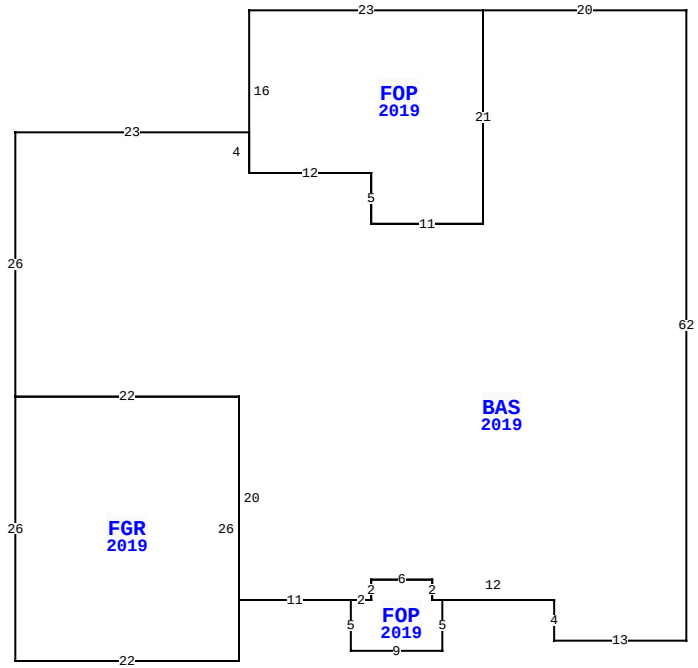
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,729	100	2019	2,729	461,258
FGR	572	55	2019	315	53,241
FOP	57	30	2019	17	2,873
FOP	423	30	2019	127	21,466
TOTALS	3,781			3,188	538,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,188	109.1580	172.47	549,834	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2020 Heated Area: 2729 HX Base Yr 2020



21 HARRISON CREEK RD, 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		538,837
TOTAL MARKET OB/XF VALUE		16,457
TOTAL LAND VALUE - MARKET		495,000
TOTAL MARKET VALUE		1,050,294
SOH/AGL Deduction		376,890
ASSESSED VALUE		673,404
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		622,682
TOTAL JUST VALUE		1,050,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,025,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1808085	CO ISSUED	0	05/16/2019
B1808085	NEW CONSTR	363,801	08/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2176/0507	2/08/2018	WD	Q	V	01	260,000
GRANTOR: GIULIANO FRANK & MITC						
GRANTEE: COLLINS JOSEPH C &						
1998/0403	8/19/2015	WD	Q	V	01	215,000
GRANTOR: O'BRIEN JAMIE P & WEN						
GRANTEE: GIULIANO FRANK & MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 FOP=[YR=2019] W23 S16 E12 S5 E11 N21$ S21 W11 N5 W12 N4 W23 S26 FGR=[YR=2019] S26 E22 N26 W22$ E22 S20 E11 FOP=[YR=2019] S5 E9 N5 W1 N2 W6 S2 W2$E2 N2 E6 S2 E12 S4 E13 N62$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0855	CONC PAVER	0	100	0	0	1,172.00	SF	10.00	10.00	100	2019	2019	3	97	11,368	
3	0855	CONC PAVER	0	100	0	0	171.00	SF	10.00	10.00	100	2019	2019	3	97	1,659	

LAND DESCRIPTION

TOTAL OB/XF 16,457

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	RES	100		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.10	450,000.00	495,000.00	495,000							

REVIEW DATE 04/25/2019 BY DJ Total Acres: 0.00 Total Land Value: 495,000 Market: 0 Agricultural: 0 Common: 495,000 PRINTED 07/30/2025 BY SYS