

LOT 4
IN OR 2184/401
SWEETWATER OAKS PB 5/75 & 76

ROSIEJKA DANIEL & SANDRA J
17 HARRISON CREEK ROAD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-2000-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

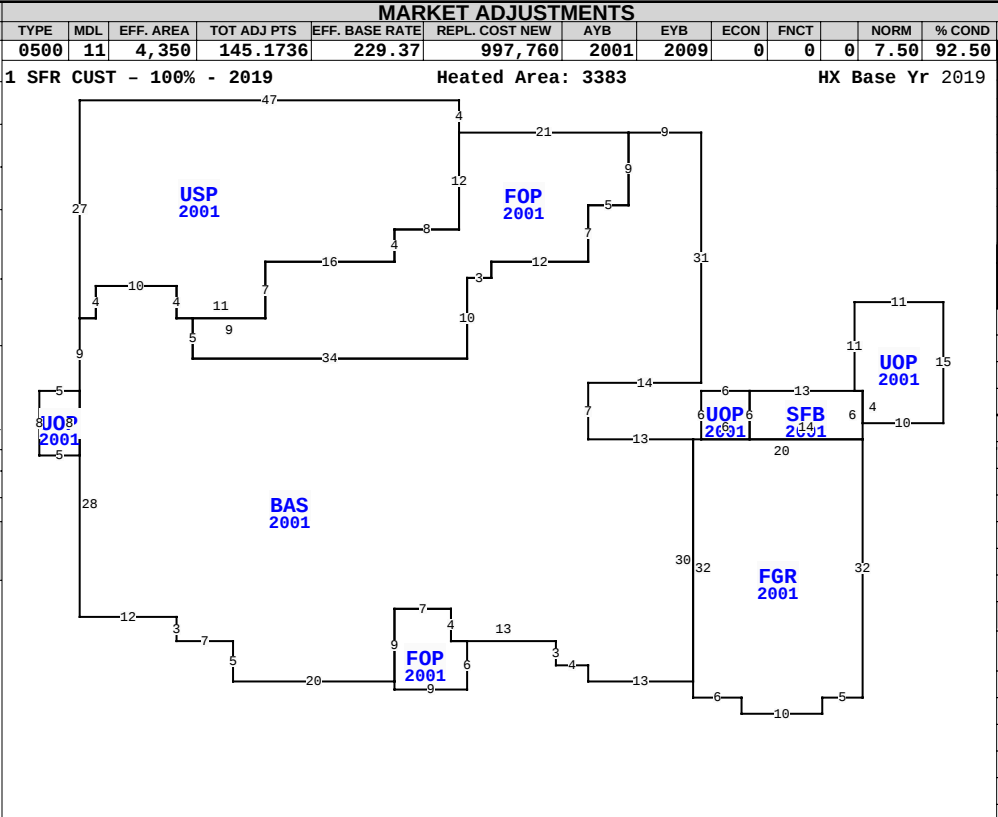
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,316	100	2001	3,316	703,547
FGR	692	55	2001	381	80,836
FOP	82	30	2001	25	5,304
FOP	684	30	2001	205	43,494
SFB	84	80	2001	67	14,215
UOP	36	20	2001	7	1,486
UOP	40	20	2001	8	1,697
UOP	161	20	2001	32	6,790
USP	1,029	30	2001	309	65,559
TOTALS	6,124			4,350	922,928

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	84	1,680	
2	0855	CONC PAVER	0 100	0	0	1,838.00	SF	10.00	10.00	100	2001	2001	3	79	14,520	
3	0855	CONC PAVER	0 100	0	0	415.00	SF	10.00	10.00	100	2001	2001	3	79	3,279	
4	1126	CB/STC 8"	0 100	0	0	340.00	SF	8.00	8.00	100	2001	2001	3	79	2,149	
5	0462	ST/AL FNC	0 100	0	0	202.00	SF	10.00	10.00	100	2001	2001	3	28	566	
6	0861	POOL GUNIT	0 100	0	0	330.00	SF	85.00	85.00	100	2001	2001	3	25	7,013	
7	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF															29,407
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.10	450,000.00

NASSAU COUNTY PROPERTY			PAGE 1 of 1	5
VALUATION SUMMARY			STANDARD	
VALUATION BY				
Tax Group: 5		Tax Dist:		
BUILDING MARKET VALUE			922,928	
TOTAL MARKET OB/XF VALUE			29,407	
TOTAL LAND VALUE - MARKET			495,000	
TOTAL MARKET VALUE			1,447,335	
SOH/AGL Deduction			541,342	
ASSESSED VALUE			905,993	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			855,271	
TOTAL JUST VALUE			1,447,335	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			1,406,208	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E017924	NEW CONSTR	500	04/01/2001
B0108011	SWIM POOL	20,000	02/01/2001
B0007470	NEW CONSTR	175,000	08/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2184/0401	3/07/2018	WD	Q	I	01	995,000
GRANTOR: HAMRICK JOHN D & DIAN						
GRANTEE: ROSIEJKA DANIEL & S						
1206/0655	2/05/2004	QC	Q	I		850,000
GRANTOR: NSHE BLUE HILL LLC						
GRANTEE: HAMRICK JOHN D & DI						

BUILDING NOTES		

BUILDING DIMENSIONS		
UOP=[YR=2001] W11 S11 SFB=[YR=2001] W13 UOP=[YR=2001] W6 S6 FGR=[YR=2001] W1 BAS=[YR=2001] W13 N7 E14 N31 W9 FOP=[YR=2001] W21 USP=[YR=2001] N4 W47 S27 E2 N4 E10 S4 E11 N7 E16 N4 E8 N12 S12 W8 S4 W16 S7 W9 S5 E34 N10 E3 N2 E12 N7 E5 N9 S9 W5 S7 W12 S2 W3 S10 W34 N5 W2 N4 W10 S4 W2 S9 UOP=[YR=2001] W5 S8 E5 N8 S28 E12 S3 E7 S5 E20 FOP=[YR=2001] S1 E9 N6 W2 N4 W7 S9 S9 N9 E7 S4 E13 S3 E4 S2 E13 N30 S32 E6 S2 E10 N2 E5 N32 W20 S6 E6 N6 S6 E14 N6 W1 S E1 S4 E10 N15 \$.		