

LOT 9
IN OR 1233/487
SWEETWATER OAKS PB 5/75 & 76

ROBERTS GEORGE E III & SALLI
10 SWEET WATER OAKS DRIVE
FERNANDINA BEACH, FL 32034

2025

01-6N-29-2000-0009-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 5														
Exterior Wall	16	WD FR STUC 100	0500	01	3,620	110.3760	174.39	631,292	1998	1998	0	0	0	13.00	87.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2005														Heated Area: 3183												
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2005												
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 60																											
Interior Floo	14	CARPET 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		3 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 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	2,196	100	1998	2,196	333,175																								
FGR	618	55	1998	340	51,585																								
FOP	38	30	1998	11	1,669																								
FSP	215	40	2011	86	13,048																								
FUS	987	100	1998	987	149,747																								
TOTALS			4,054		3,620	549,224																							
EXTRA FEATURES						10 SWEETWATER OAKS DR, FERNANDINA BEACH																							
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	1998	1998	3	80	1,600													
2	0858	SCULP CONC	0	100	0	0	1,225.00	SF	13.00	13.00	100	1998	1998	3	92	14,651													
3	1126	CB/STC 8"	0	100	0	0	64.00	SF	8.00	8.00	100	1998	1998	3	73	374													
4	0858	SCULP CONC	0	100	5	3	15.00	SF	13.00	13.00	100	1998	1998	3	92	179													
5	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	1998	1998	3	73	342													
6	0855	CONC PAVER	0	100	0	0	420.00	SF	7.00	7.00	100	2004	2004	3	83	2,440													
TOTAL OB/XF 19,586																													
LAND DESCRIPTION																													
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	ADJ UNIT PRICE	LAND VALUE												
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	450,000.00	450,000.00	450,000												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS																													

VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		549,224	
TOTAL MARKET OB/XF VALUE		19,586	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		1,018,810	
SOH/AGL Deduction		481,449	
ASSESSED VALUE		537,361	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		486,639	
TOTAL JUST VALUE		1,018,810	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		994,227	
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1233/0487	5/25/2004	WD Q	I
GRANTOR: CINQUEGRANA ROBERT L			
GRANTEE: ROBERTS GEORGE III			
0847/0330	9/01/1998	WD Q	I
GRANTOR: GLACOMINI LOUIS F & S			
GRANTEE: CINQUEGRANA ROBERT			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1998] W17 S7 FSP=[YR=2011] W24 D3 R3 S7 E21 N10 \$ S10 W21 N7 L3 U3 W7 D3 L3 S36 E12 S4 E11 FOP=[YR=1998] S24 E10 N2 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E11 FGR=[YR=1998] S24 E22 N28 W15 N1 W6 S5 W1 \$ E1 N5 E6 S1 E9 N24 U3 L3 W4 N6 E2 N11 W2 N2 \$ PTR= N15 FUS=[YR=1998] N3 E5 N7 W5 N10 W1 N24 W2 N2 W22 S17 W4 S13 E13 N3 E4 S19 E12 \$ S15 \$.			