LOT 10
SWEETWATER OAKS PB 5/75 & 76

CHERRY ED & KIM
12 SWEETWATER OAKS DRIVE
FERNANDINA BEACH, FL 32034

2025

01-6N-29-2000-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

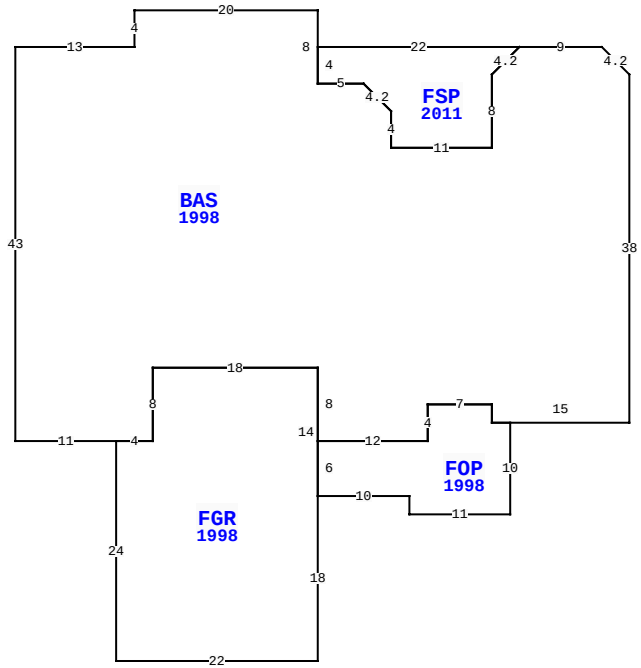
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,593	100	1998	2,593	460,581
FGR	672	55	1998	370	65,721
FOP	180	30	1998	54	9,592
FSP	162	40	2011	65	11,546
TOTALS	3,607			3,082	547,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,082	122.1990	193.07	595,042	1998	2008	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2023 Heated Area: 2593 HX Base Yr 2023



12 SWEETWATER OAKS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		547,439
TOTAL MARKET OB/XF VALUE		13,442
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,010,881
SOH/AGL Deduction		0
ASSESSED VALUE		1,010,881
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		960,159
TOTAL JUST VALUE		1,010,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		986,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804637	B001	165,000	02/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/0651	6/30/2022	WD	Q	I	02	1,265,000
GRANTOR: OLIN MARK R						
GRANTEE: CHERRY ED & KIM (H&						
1240/0654	6/23/2004	WD	Q	I		520,000
GRANTOR: THOMPSON WILLIAM F &						
GRANTEE: OLIN MARK R & JANET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] L3 U3 W9 FSP=[YR=2011] W22 S4 E5 D3 R3 S4 E11 N8 R3 U3 $ D3 L3 S8 W11 N4 L3 U3 W5 N8 W20 S4 W13 S43 E11 FGR=[YR=1998] S24 E22 N18 FOP=[YR=1998] E10 S2 E11 N10 W2 N2 W7 S4 W12 S6 $ N14 W18 S8 W4 $ E4 N8 E18 S8 E12 N4 E7 S2 E15 N38 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	80	1,600	
2	0810	CONCRETE A	0	100	0	0	2,214.00	SF	6.50	6.50	100	1998	1998	3	73	10,505	
3	1126	CB/STC 8"	0	100	0	0	64.00	SF	8.00	8.00	100	1998	1998	3	73	374	
4	0810	CONCRETE A	0	100	0	0	130.00	SF	6.50	6.50	100	1998	1998	3	73	617	
5	0810	CONCRETE A	0	100	0	0	73.00	SF	6.50	6.50	100	1998	1998	3	73	346	

LAND DESCRIPTION

TOTAL OB/XF 13,442

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	1.00	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