LOT 15
SWEETWATER OAKS PB 5/75 & 76

**KARLOVEC PATRICIA ANN**
9 SWEETWATER OAKS DR
FERNANDINA BEACH, FL 32034

**2025**

**01-6N-29-2000-0015-0000**

## NASSAU COUNTY PROPERTY



## 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 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

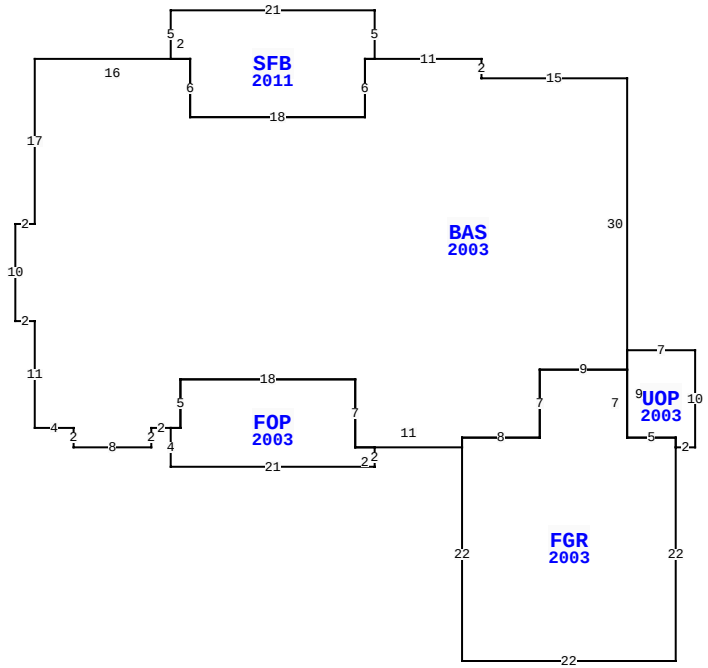
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,102 | 100 | 2003 | 2,102 | 349,958 |
| FGR | 569 | 55 | 2003 | 313 | 52,110 |
| FOP | 170 | 30 | 2003 | 51 | 8,491 |
| SFB | 213 | 80 | 2011 | 170 | 28,303 |
| UOP | 65 | 20 | 2003 | 13 | 2,164 |
| TOTALS | 3,119 | | | 2,649 | 441,026 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,649 | 117.7344 | 186.02 | 492,767 | 2003 | 2003 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SFR CUST – 100% - 2004 Heated Area: 2272 HX Base Yr 2004




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

9 SWEETWATER OAKS DR, FERNANDINA BEACH

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 5 | Tax Dist: | |
| BUILDING MARKET VALUE | | 441,026 |
| TOTAL MARKET OB/XF VALUE | | 11,196 |
| TOTAL LAND VALUE - MARKET | | 450,000 |
| TOTAL MARKET VALUE | | 902,222 |
| SOH/AGL Deduction | | 436,077 |
| ASSESSED VALUE | | 466,145 |
| TOTAL EXEMPTION VALUE | WX HX HB | 55,722 |
| BASE TAXABLE VALUE | | 410,423 |
| TOTAL JUST VALUE | | 902,222 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 882,356 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0210163 | NEW CONSTR | 170,000 | 08/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2780/1716 | 4/14/2025 | WD | Q | I | 01 | 1,225,000 |
| GRANTOR: ATWOOD CAROL ANN | | | | | | |
| GRANTEE: KARLOVEC PATRICIA A | | | | | | |
| 1162/0311 | 8/13/2003 | WD | Q | I | | 500,000 |
| GRANTOR: CURY & SALTMARSH DEVE | | | | | | |
| GRANTEE: ATWOOD CAROL ANN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W15 N2 W11 SFB=[YR=2011] N5 W21 S5 E2 S6 E18 N6 E1$ W1 S6 W18 N6 W16 S17 W2 S10 E2 S11 E4 S2 E8 N2 E2 FOP=[YR=2003] S4 E21 N2 W2 N7 W18 S5 W1$ E1 N5 E18 S7 E11 FGR=[YR=2003] S22 E22 N22 UOP=[YR=2003] E2 N10 W7 S9 E5 S1$ N1 W5 N7 W9 S7 W8 S1$ N1 E8 N7 E9 N30$ .

## 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 | 2003 | 2003 | 3 | 86 | 1,720 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,270.00 | SF | 4.00 | 4.00 | 100 | 2003 | 2003 | 3 | 82 | 4,166 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 315.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 82 | 1,679 | |
| 4 | 0858 | SCULP CONC | 0 | 100 | 0 | 0 | 294.00 | SF | 13.00 | 13.00 | 100 | 2004 | 2004 | 3 | 95 | 3,631 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,196

| 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