LOT 16
IN OR 2183/1024
SWEETWATER OAKS PB 5/75 & 76

O'DONNELL JAMES REV LIV TRST &/ODONNELL JAMES J TR
7 SWEETWATER OAKS DR
FERNANDINA BEACH, FL 32034

2025

01-6N-29-2000-0016-0000

BUILDING CHARACTERISTICS

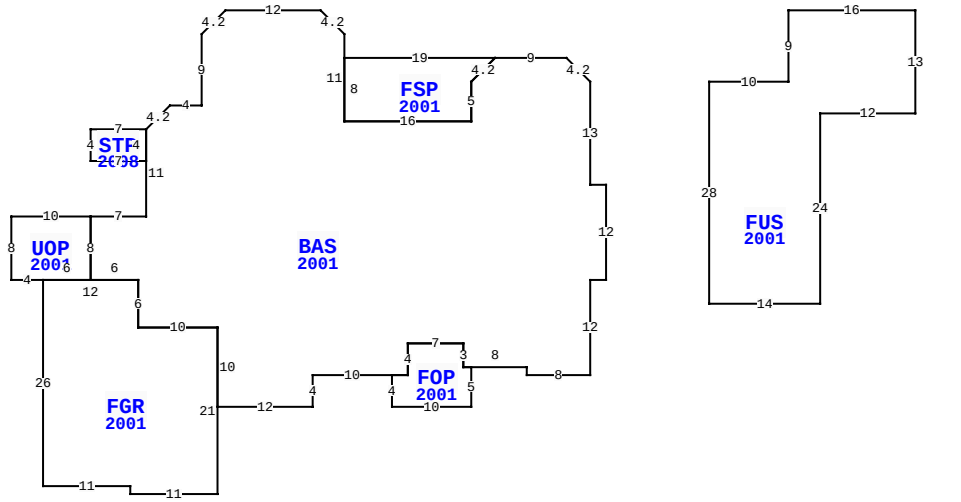
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,200	100	2001	2,200	345,904
FGR	523	55	2001	288	45,282
FOP	69	30	2001	21	3,302
FSP	133	40	2001	53	8,333
FUS	584	100	2001	584	91,821
STP	28	10	2008	3	472
UOP	80	20	2001	16	2,516
TOTALS	3,617			3,165	497,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,165	112.4424	177.66	562,294	2001	2001	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2022 Heated Area: 2784 HX Base Yr 2022



7 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		497,630
TOTAL MARKET OB/XF VALUE		9,921
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		957,551
SOH/AGL Deduction		124,120
ASSESSED VALUE		833,431
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		782,709
TOTAL JUST VALUE		957,551
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		935,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007523	NEW CONSTR	205,000	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2183/1024	3/14/2018	WD	U	I	11	100
GRANTOR: O'DONNELL JAMES J & J						
GRANTEE: ODONNELL JAMES J &						
2128/1719	6/16/2017	WD	Q	I	01	525,000
GRANTOR: HUNGERBUHLER JENELL P						
GRANTEE: ODONNELL JAMES & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] U3 L3 W9 FSP=[YR=2001] W19 S8 E16 N5 U3 R3 $ L3 D3 S5 W16 N11 U3 L3 W12 D3 L3 S9 W4 D3 L3
STP=[YR=2008] W7 S4 E7 N4 $ S11 W7 UOP=[YR=2001] W10 S8 E4
FGR=[YR=2001] S26 E11S1 E11 N21 W10 N6 W12 $ E6 N8 $ S8 E6
S6 E10 S10 E12 N4 E10 FOP=[YR=2001] S4 E10 N5 W1 N3 W7 S4 W2
$ E2 N4 E7 S3 E8 S1 E8 N12 E2 N12 W2 N13 $ PTR= E15
FUS=[YR=2001] E10 N9 E16 S13 W12 S24 W14 N28 $ W15 $.

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	2001	2001	3	84	1,680	
2	0812	CONCRETE C	0	100	0	0	1,181.00	SF	4.00	4.00	100	2001	2001	3	79	3,732	
3	0810	CONCRETE A	0	100	0	0	304.00	SF	6.50	6.50	100	2001	2001	3	79	1,561	
4	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	2001	2001	3	20	18	
5	0855	CONC PAVER	0	100	0	0	465.00	SF	7.00	7.00	100	2010	2010	3	90	2,930	

LAND DESCRIPTION

TOTAL OB/XF 9,921

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 07/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS