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

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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 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	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

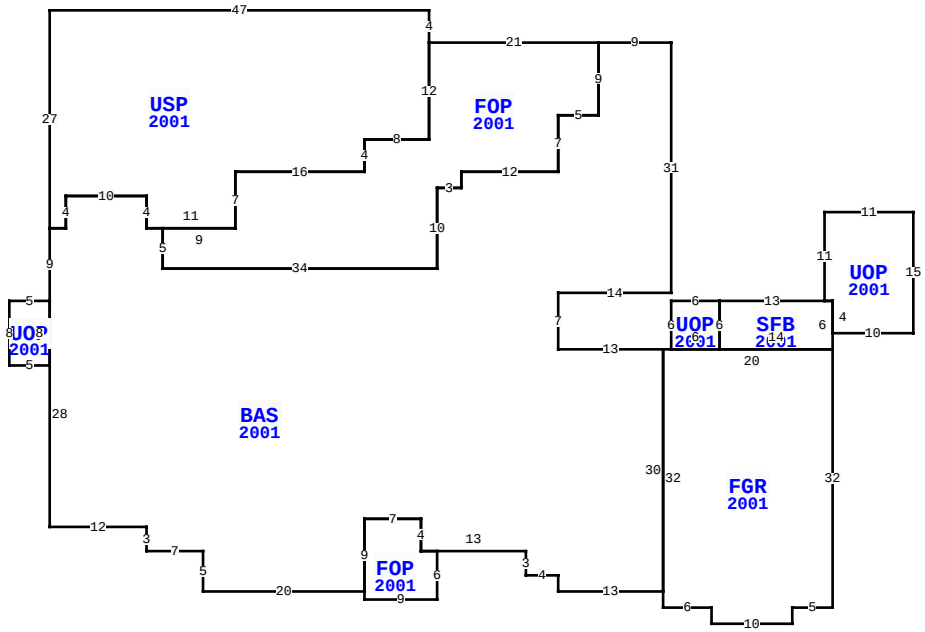
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,316	100	2001	3,316	735,193
FGR	692	55	2001	381	84,472
FOP	82	30	2001	25	5,543
FOP	684	30	2001	205	45,451
SFB	84	80	2001	67	14,854
UOP	36	20	2001	7	1,552
UOP	40	20	2001	8	1,774
UOP	161	20	2001	32	7,095
USP	1,029	30	2001	309	68,509
TOTALS	6,124			4,350	964,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,350	145.1736	240.99	1,048,306	2001	2009	0	0	0	8.00	92.00

1 SFR CUST 100% - 2019 Heated Area: 3383 HX Base Yr 2019



17 HARRISON CREEK RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		964,442
TOTAL MARKET OB/XF VALUE		54,754
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,469,196
SOH/AGL Deduction		538,741
ASSESSED VALUE		930,455
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		879,044
TOTAL JUST VALUE		1,469,196
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,447,335

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 $ N9 E7 S4 E13 S3 E4 S2 E13 N30 $ S32 E6 S2 E10 N2 E5 N32 W20 $ E6 N6 $ S6 E14 N6 W1 $ E1 S4 E10 N15 $.

EXTRA FEATURES

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	83	1,660	
4	1126	CB/STC 8"	0	100	0	0	340.00	SF	8.00	8.00	100	2001	2001	3	77	2,094	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2001	2001	05	85	51,000	

LAND DESCRIPTION

TOTAL OB/XF 54,754

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/09/2026 BY SYS