LOT 8
IN OR 2122/341
SWEETWATER OAKS PB 5/75 & 76

PERRY SCOTT S & JULIE L
6023 POST OAK GREEN LN
HOUSTON, TX 77055

2026

01-6N-29-2000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

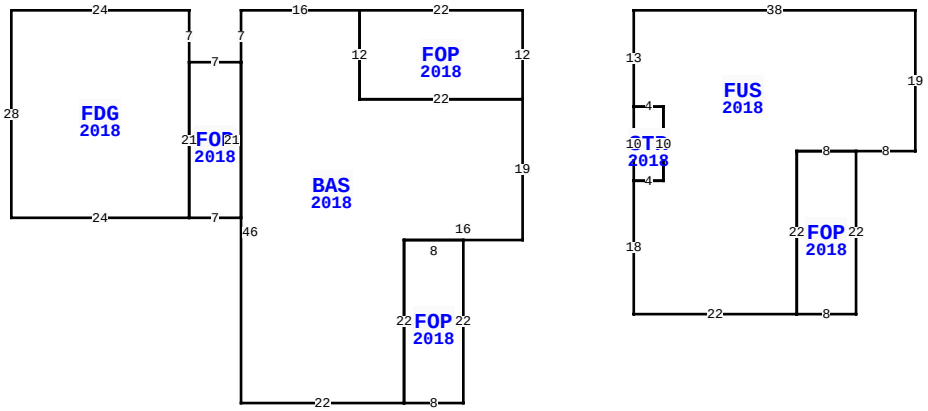
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
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	1,398	100	2018	1,398	296,202
FDG	672	60	2018	403	85,386
FOP	147	30	2018	44	9,323
FOP	176	30	2018	53	11,230
FOP	176	30	2018	53	11,230
FOP	264	30	2018	79	16,738
FUS	1,166	100	2018	1,166	247,047
STR	40	10	2018	4	847
TOTALS	4,039			3,200	678,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,200	132.2629	219.56	702,592	2018	2018	0	0	0	3.50	96.50

1 SFR CUST 0% - 0 Heated Area: 2564 HX Base Yr



8 SWEETWATER OAKS DR, 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	678,001
TOTAL MARKET OB/XF VALUE	49,210
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	1,177,211
SOH/AGL Deduction	61,336
ASSESSED VALUE	1,115,875
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,115,875
TOTAL JUST VALUE	1,177,211
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,144,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1711070	SWIM POOL	20,000	12/12/2017
B1705423	NEW CONSTR	339,013	06/19/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2122/0341	5/13/2017	WD	U	I	11	100
GRANTOR: JADEJA JASWANT & LEEN						
GRANTEE: PERRY SCOTT S & JUL						
2118/1906	4/13/2017	WD	Q	V	01	195,000
GRANTOR: JADEJA JASWANT & LEEN						
GRANTEE: PERRY SCOTT S & JUL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W22 BAS=[YR=2018] W16 S7 FOP=[YR=2018] W7 FDG=[YR=2018] N7 W24 S28 E24 N21$ S21 E7 N21$ S46 E22 FOP=[YR=2018] E8 N22 W8 S22$ N22E16 N19 W22 N12$ S12 E22 N12$ PTR= E15 FUS=[YR=2018] E38 S19 W8 FOP=[YR=2018] S22 W8 N22 E8$ W8 S22 W22 N18 STR=[YR=2018] N10 E4 S10 W4$ E4 N10 W4 N13$ 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
9	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	
10	1076	TRELLIS A	0	0	16	15	240.00	SF	7.50	7.50	100	2018	2018	3	95	1,710	

LAND DESCRIPTION

TOTAL OB/XF 49,210

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	0		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 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/09/2026 BY SYS