LOT 12
SWEETWATER OAKS PB 5/75 & 76

DONNELLY SEAN D & SHELLEY S L/E/
15 SWEETWATER OAKS DR
FERNANDINA BEACH, FL 32034

2026

01-6N-29-2000-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

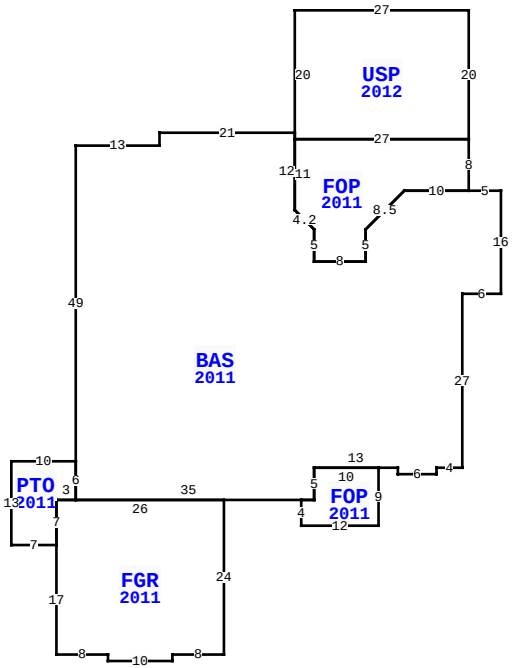
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	3,028	100	2011	3,028	646,304
FGR	634	55	2011	349	74,492
FOP	98	30	2011	29	6,190
FOP	336	30	2011	101	21,558
PTO	109	5	2011	5	1,068
USP	540	30	2012	162	34,578
TOTALS	4,745			3,674	784,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,674	134.6400	223.50	821,139	2011	2016	0	0	0	4.50	95.50

1 SFR CUST 100% - 2022 Heated Area: 3028 HX Base Yr 2022



15 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		784,188
TOTAL MARKET OB/XF VALUE		6,545
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,240,733
SOH/AGL Deduction		195,668
ASSESSED VALUE		1,045,065
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		988,654
TOTAL JUST VALUE		1,240,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,214,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1225794	SCRN RM	10,593	03/01/2012
C24392	CO ISSUED	0	09/19/2011
M16133	H/AC	0	04/01/2011
P14689	NEW CONSTR	0	03/01/2011
B24392	NEW CONSTR	340,368	02/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2740/1998	10/01/2024	LE	U	I	11	100
GRANTOR: DONNELLY SEAN D & SHE						
GRANTEE: DONNELLY JACKSON DA						
2441/1145	3/11/2021	WD	Q	I	02	985,000
GRANTOR: WELLS HOWARD & LUCY						
GRANTEE: DONNELLY SEAN D & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W5 FOP=[YR=2011] N8 USP=[YR=2012] N20 W27 S20 E27$ W27 S11 D3 R3 S5 E8 N5 U6 R6 E10$ W10 D6 L6 S5 W8 N5 U3 L3 N12 W21 S2 W13 S49 PTO=[YR=2011] W10 S13 E7 FGR=[YR=2011] S17 E8 S1 E10 N1 E8 N24 W26 S7$ N7 E3 N6$ S6 E35 FOP=[YR=2011] S4 E12 N9 W10 S5 W2$ E2 N5 E13 S1 E6 N1 E4 N27 E6 N16$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	93	3,255	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	94	3,290	

LAND DESCRIPTION

TOTAL OB/XF 6,545

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