LOT 14
SWEETWATER OAKS PB 5/75 & 76

SCHAEFER STEVEN J
74 STUYVESANT ROAD
PITTSFORD, NY 14534

2026

01-6N-29-2000-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

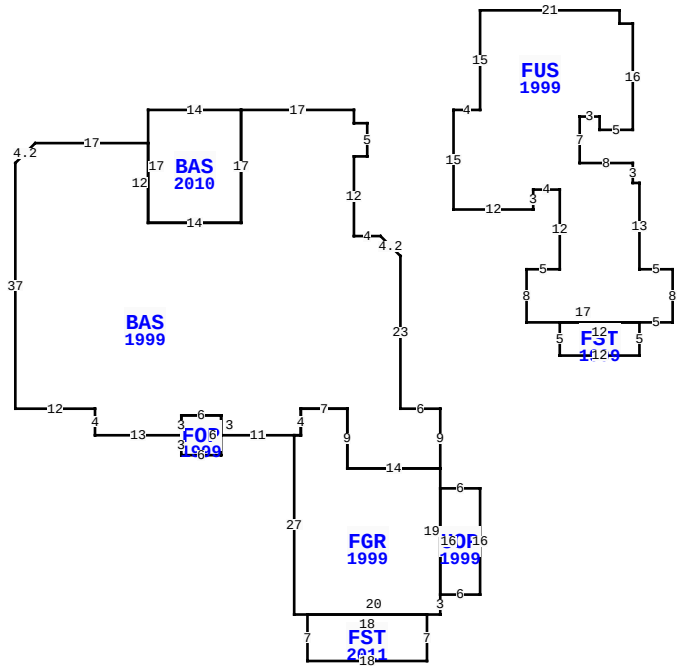
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 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	2,372	100	1999	2,372	692,065
BAS	238	100	2010	238	69,440
FGR	552	55	1999	304	88,696
FOP	36	30	1999	11	3,209
FST	60	55	1999	33	9,628
FST	126	55	2011	69	20,132
FUS	976	100	1999	976	284,762
UOP	96	20	1999	19	5,543
TOTALS	4,456			4,022	1,173,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,022	199.7318	331.55	1,333,494	1999	2000	0	0	0	12.00	88.00

1 SFR CUST 0% - 2026 Heated Area: 3586 HX Base Yr



11 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	1,173,475
TOTAL MARKET OB/XF VALUE	65,525
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	1,689,000
SOH/AGL Deduction	0
ASSESSED VALUE	1,689,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,689,000
TOTAL JUST VALUE	1,689,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,216,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002576	ENCLOSURE	5,400	03/23/2020
20000834	SWIM POOL	70,125	01/29/2020
M1217749	H/AC	0	11/01/2012
B24764	ADDITION	0	06/01/2011
B9906119	NEW CONSTR	225,000	05/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2875/1373	6/15/2026	WD	Q	I	01	2,090,000
GRANTOR: MCGUIRE GARY P & DEBO						
GRANTEE: SCHAEFER STEVEN J						
2794/360	6/12/2025	WD	Q	I	02	2,050,000
GRANTOR: MITCHELL TODD D & SHA						
GRANTEE: MCGUIRE GARY P & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W17 BAS=[YR=2010] W14 S17 E14 N17$ S17 W14 N12 W17 D3 L3 S37E12 S4 E13 FOP=[YR=1999] S3 E6 N6 W6 S3$ N3 E6 S3 E11 FGR=[YR=1999] S27 E2 FST=[YR=2011] S7 E18 N7 W18$ E20 N3 UOP=[YR=1999] E6 N16 W6 S16$ N19 W14N9 W7 S4W1$ E1 N4 E7 S9 E14 N9 W6 N23 L3 U3 W4 N12 E2 N5W2 N2$ PTR=E15 FUS=[YR=1999] E4 N15 E21 S2 E2 S16 W5 N2 W3 S7 E8 S3 E1 S13 E5 S8 W5 FST=[YR=1999] S5 W12 N5E12$ W17 N8 E5 N12 W4 S3 W12 N15$ 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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	80	1,600	
5	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	
6	0911	SCRN RM A	0	0	0	0	835.00	SF	18.00	18.00	100	2020	2020	3	82	12,325	
8	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	82	4,100	

LAND DESCRIPTION

TOTAL OB/XF 65,525

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 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