LOT 9
CRANE ISLAND PHASE 1 PB 8/308

KELLER DOUGLAS J & MARY E
12 SWEETGRASS LN
FERNANDINA BEACH, FL 32034

2024

19-2N-28-1000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 01

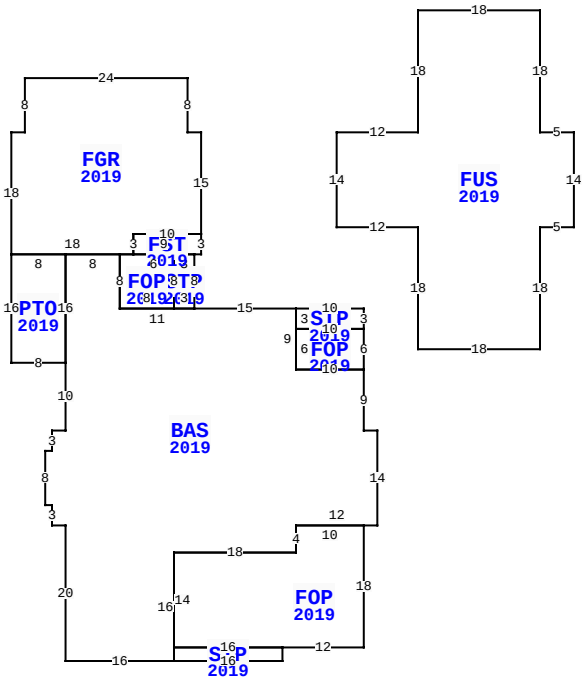
NEIGHBORHOOD/LOC 2036.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100	1,838	1,131,700
FGR	666	55	366	225,355
FOP	60	30	18	11,083
FOP	64	30	19	11,699
FOP	432	30	130	80,044
FST	30	55	16	9,852
FUS	1,138	100	1,138	700,694
PTO	128	5	6	3,695
STP	24	10	2	1,231
STP	30	10	3	1,847
TOTALS	4,442		3,539	2,179,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	3,539	416.7363	625.10	2,212,229	2019	2019	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2021 Heated Area: 2976 HX Base Yr 2021



** This building has 11 Sub-Areas

12 SWEETGRASS CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,179,046
TOTAL MARKET OB/XF VALUE		16,421
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		2,495,467
SOH/AGL Deduction		1,255,689
ASSESSED VALUE		1,239,778
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,189,778
TOTAL JUST VALUE		2,495,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,519,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0323	AFUNIT572FT		06/29/2023
20190065	NEW CONSTR	0	02/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2369/0467	6/17/2020	SW	Q	I	02	1,455,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KELLER DOUGLAS J &						
2249/0617	12/20/2018	SW	Q	V	01	359,100
GRANTOR: THE RANGE AT CRANE IS						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W2 N8 W24 S8 W2 S18 PTO=[YR=2019] S16 E8 BAS=[YR=2019] S10 W2 S3 W1 S8 E1 S3 E2 S20 E16 STP=[YR=2019] E16 N2 FOP=[YR=2019] E12 N18 W10 S4 W18 S14 E16$ W16 S2$ N16 E18 N4 E12 N14 W2 N9 FOP=[YR=2019] N6 STP=[YR=2019] N3 W10 S3 E10$ W10 S6 E10$ W10 N9 W15 STP=[YR=2019] N8 FST=[YR=2019] E1 N3 W10 S3 FOP=[YR=2019] W2 S8 E8 N8 W6$ E9$ W3 S8 E3$ W11 N8 W8 S16$ N16 W8$ E18 N3 E10 N15$ PTR=E20 FUS=[YR=2019] E12 N18 E18 S18 E5 S14 W5 S18 W18 N18 W12 N14$ W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
2	0825	BRICK	0	100	0	0	352.00	SF	12.50	12.50	100	2019	2019	3	99	4,356	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2019	2019	3	86	8,600	

LAND DESCRIPTION

TOTAL OB/XF 16,421

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	SFR	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 02/05/2024 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS