

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 0%	- 2025	Heated Area: 2962		HX Base Yr				



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,883,603	
TOTAL MARKET OB/XF VALUE		20,227	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		2,203,830	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,203,830	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,203,830	
TOTAL JUST VALUE		2,203,830	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		2,122,975	

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2036.0100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAL	64	15
BAS	1,575	100
DCK	72	10
FDG	829	60
FOP	102	30
FSP	55	40
FSP	601	40
FUS	546	100
FUS	841	100
STP	18	10
TOTALS	4,855	

\*\* This building has 14 Sub-Areas  
15 SWEETGRASS CT, FERNANDINA BEACH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211332	GARAGE	0	05/20/2021
20211280	NEW CONSTR	0	05/20/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2701/1288	3/08/2024	WD	U	I	11	100

GRANTOR: CABIN TRUST						
GRANTEE: MAHONEY SARAH A						
2701/1133	3/08/2024	WD	Q	I	01	2,735,000
GRANTOR: CABIN TRUST						
GRANTEE: MAHONEY SARAH A						

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
1	1243	WD DECK F	0	0	0	800.00	SF	8.00	8.00	100	2022	2022	3	93
2	0810	CONCRETE A	0	0	0	265.00	SF	6.50	6.50	100	2022	2022	3	99
3	0600	SUMMER KIT	0	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	93
4	0504	FP-ELECTRI	0	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2022	3	99
5	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99

BUILDING NOTES													
BAS=[YR=2022;ORIG=0,0] W3 N15 W3 N2 W10 S2 W2 N2 W17 S2 W15 S3 W11 S15 E11 S9 E15 S3 E17 N3 E18 N12 \$													
FUS=[YR=2022;ORIG=10,-15] E15 S15 E16 N15 E16 S19 W4 S2 W2 S2 W9 N3 W4 S6 W6 S4 W7 N8 W10 N2 W3 N5 W2 N15 \$													
FDG=[YR=2022;ORIG=102,-14] W12 N1 W23 S24 E23 N1 E13 N13 W1 N9 \$													
FSP=[YR=2022;ORIG=-18,-17] N12 W43 S12 S5 E11 N3 E15 N2 E17 \$													
FUS=[YR=2022;ORIG=113,-9] E5 N6 E1 E13 S6 E13 S12 W14 S6 W13 N6 W5 N12 \$													
FOP=[YR=2022;ORIG=-35,15] S6 E5 E12 N6 W17 \$													
DCK=[YR=2022;ORIG=-61,-17] W8 S4 E3 S8 E5 N12 \$													
STR=[YR=2022;ORIG=42,8] S7 W10 N4 E6 N6 E4 S3 \$													

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	RES	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00

TOTAL OB/XF													
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
300,000.00	300,000.00	300,000											