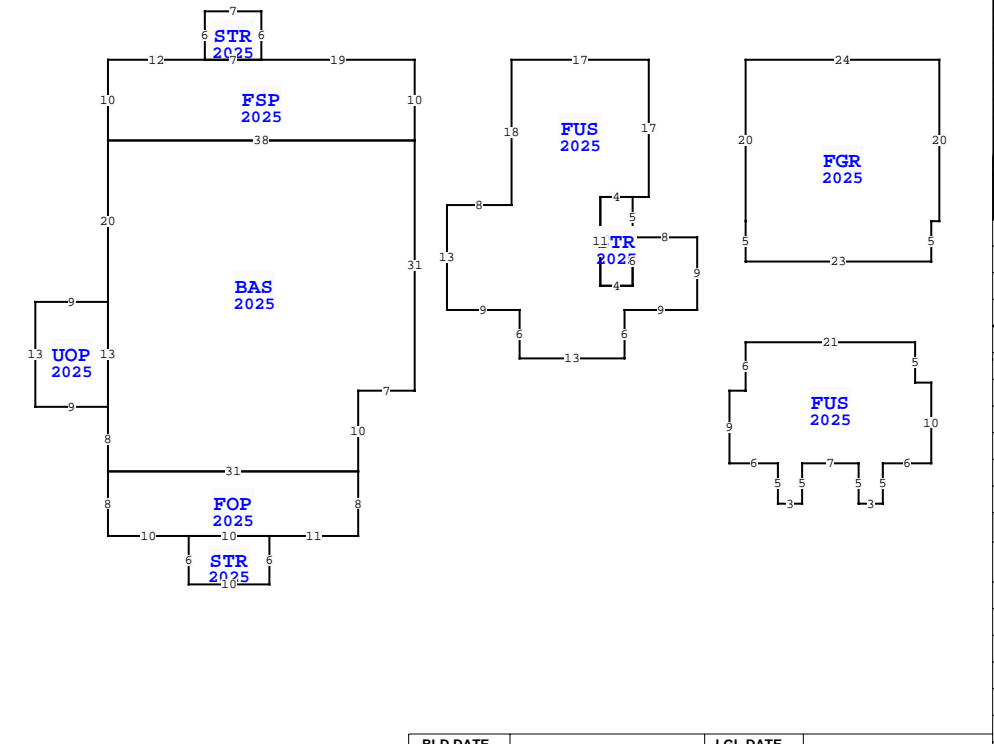


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	22	3,170	276.5232	436.91	1,385,005	2024	2024	10	0	0	0.00	90.00

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			1,246,504
TOTAL MARKET OB/XF VALUE			28,560
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			1,575,064
SOH/AGL Deduction			0
ASSESSED VALUE			1,575,064
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,575,064
TOTAL JUST VALUE			1,575,064
NCON VALUE			1,275,064
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			300,000



Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2036.0100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,488	100
FGR	595	55
FOP	248	30
FSP	380	40
FUS	383	100
FUS	709	100
STR	42	10
STR	44	10
STR	60	10
UOP	117	20
TOTALS	4,066	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222223	NEW CONSTR	0	11/30/2022
20222243	NEW CONSTR	91,906	11/30/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2729/250	6/28/2024	SW	U	I	11	100

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	0855	CONC PAVER	0	0	0	0	10.00	10.00	100	2025	2024	100

19 SWEETGRASS CT, FERNANDINA BEACH								BLD DATE		LGL DATE	05/30/2023	DC
								XF DATE		LAND DATE		
								INC DATE		AG DATE		

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=-60,0] W38 S20 S13 S8 E31 N10 E7 N31 \$												
FSP=[YR=2025;ORIG=-98,0] E38 N10 W19 W7 W12 S10 \$												
STR=[YR=2025;ORIG=-86,-16] E7 S6 W7 N6 \$												
POP=[YR=2025;ORIG=-98,41] E31 S8 W11 W10 W10 N8 \$												
STR=[YR=2025;ORIG=-88,49] E10 S6 W10 N6 \$												
UOP=[YR=2025;ORIG=-107,20] S13 E9 N13 W9 \$												
FUS=[YR=2025;ORIG=-48,-10] E17 S17 W2 W4 S11 E4 N6 E8 S9 W9 S6 W13 N6 W9 N13 E8 N18 \$												
STR=[YR=2025;ORIG=-37,7] E4 S5 S6 W4 N11 \$												
FGR=[YR=2025;ORIG=-19,-10] S20 S5 E23 N5 E1 N20 W24 \$												
FUS=[YR=2025;ORIG=-19,25] E21 S5 E2 S10 W6 S5 W3 N5 W7 S5 W3 N5 W6 N9 E2 N6 \$												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000								