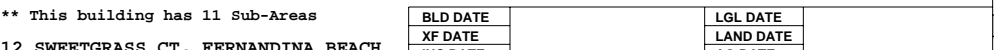


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR CUST	- 100%	- 2021		Heated Area: 2976							HX Base Yr 2021	



** This building has 11 Sub-Areas
12 SWEETGRASS CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			1,780,549
TOTAL MARKET OB/XF VALUE			15,986
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			2,096,535
SOH/AGL Deduction			820,803
ASSESSED VALUE			1,275,732
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			1,225,010
TOTAL JUST VALUE			2,096,535
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,019,418

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						

BLD DATE		LGL DATE	
XF DATE	LAND DATE	AG DATE	

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																
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	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0825	BRICK	0	100	0	352.00	SF	12.50	12.50	100	2019	2019	3	99	4,356	
3	0600	SUMMER KIT	0	100	0	1.00	UT	10,000.00	10,000.00	100	2019	2019	3	82	8,200	

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	DPH 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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							