LOT 5
CRANE ISLAND PHASE 1 PB 8/308

MAHONEY SARAH A/OLOFSON ERIC E
15 SWEETGRASS CT
FERNANDINA BEACH, FL 32034

2026

19-2N-28-1000-0005-0000

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		0 100
Quality	03	Quality Level 03

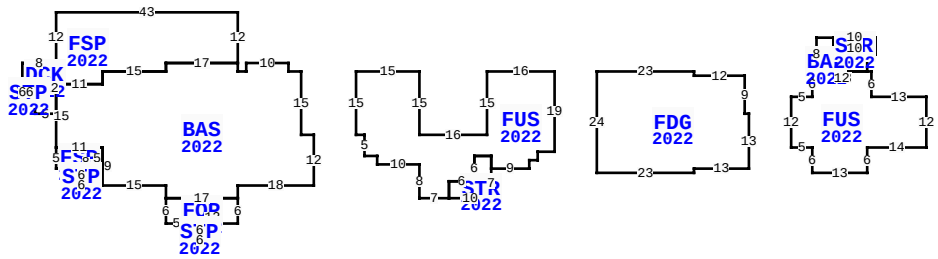
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 2036.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	64	15	2022	10	4,995
BAS	1,575	100	2022	1,575	786,580
DCK	72	10	2022	7	3,496
FDG	829	60	2022	497	248,210
FOP	102	30	2022	31	15,482
FSP	55	40	2022	22	10,987
FSP	601	40	2022	240	119,859
FUS	546	100	2022	546	272,681
FUS	841	100	2022	841	420,008
STP	18	10	2022	2	999
TOTALS	4,855			3,785	1,890,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	3,785	316.5536	504.46	1,909,381	2022	2022	0	0	0	1.00	99.00

1 SFR CUST 0% - 2025 Heated Area: 2962 HX Base Yr



** This building has 14 Sub-Areas

15 SWEETGRASS CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,890,287
TOTAL MARKET OB/XF VALUE	18,180
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	2,258,467
SOH/AGL Deduction	0
ASSESSED VALUE	2,258,467
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,258,467
TOTAL JUST VALUE	2,258,467
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,203,830

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						

BUILDING NOTES

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	1243	WD DECK F	0	0	0	0	800.00	SF	8.00	8.00	100	2022	2022	3	90	5,760	
3	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	90	4,500	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2022	3	99	5,940	
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	

BUILDING DIMENSIONS

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

TOTAL OB/XF 18,180

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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 01/04/2023 BY TW Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS