

LOT 8
CRANE ISLAND PHASE 1 PB 8/308

BYRD WARREN W & DOREEN E
16 SWEETGRASS CT
FERNANDINA BEACH, FL 32034

2026

19-2N-28-1000-0008-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY												
Exterior Wall		31	HARDIE BRD 100		0500	22	4,946	293.1684	467.19	2025	2025	0	0	0	0.00	100.00	STANDARD												
Roof Structur		08	IRREGULAR 100		1 SFR CUST 100% - 2026												Heated Area: 3983												
Roof Cover		13	STAND SEAM 100														HX Base Yr 2026												
Interior Wall		05	DRYWALL 100																										
Interior Floo		12	HARDWOOD 70																										
Interior Floo		14	CARPET 30																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			6 100																										
Bathrooms			5 100																										
Frame		02	WOOD FRAME 100																										
Stories		2.	2. 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																								
BAS	2,232	100	2026	2,232	042,768																								
FGR	822	55	2026	452	211,170																								
FOP	571	30	2026	171	79,889																								
FSP	408	40	2026	163	76,152																								
FST	44	55	2026	24	11,213																								
FST	80	55	2026	44	20,556																								
FST	86	55	2026	47	21,958																								
FST	101	55	2026	56	26,163																								
FUS	600	100	2026	600	280,314																								
FUS	1,151	100	2026	1,151	537,736																								
TOTALS	6,151			4,946	310,722																								
EXTRA FEATURES						16 SWEETGRASS CT, FERNANDINA BEACH																							
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	0501	FP-AVERAGE	0	100	0	0	2.00	UT	5,000.00	100	2026	2025		100	10,000														