LOT 9
CRANE ISLAND PHASE 1 PB 8/308

KELLER DOUGLAS J & MARY E
12 SWEETGRASS LN
FERNANDINA BEACH, FL 32034

2026

19-2N-28-1000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

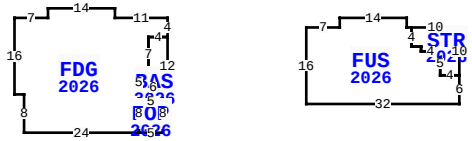
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2036.0100	

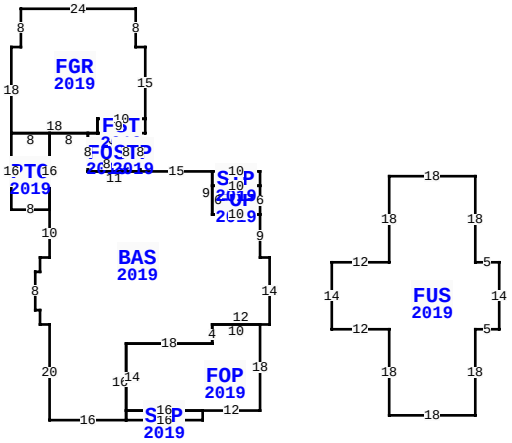
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100	2019	1,838	915,200
BAS	58	100	2026	58	28,880
FDG	674	60	2026	404	201,165
FGR	666	55	2019	366	182,243
FOP	60	30	2019	18	8,963
FOP	64	30	2019	19	9,460
FOP	432	30	2019	130	64,731
FOP	40	30	2026	12	5,975
FST	30	55	2019	16	7,967
FUS	1,138	100	2019	1,138	566,648
TOTALS	5,754			4,492	2,236,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	4,492	320.4704	510.70	2,294,064	2019	2019	0	0	0	2.50	97.50

1 SFR CUST 100% - 2021 Heated Area: 3506 HX Base Yr 2021





** This building has 16 Sub-Areas

12 SWEETGRASS CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,236,712
TOTAL MARKET OB/XF VALUE		11,230
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		2,597,942
SOH/AGL Deduction		837,772
ASSESSED VALUE		1,760,170
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,708,759
TOTAL JUST VALUE		2,597,942
NCON VALUE		449,993
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,096,535

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=-20,34] S10 W2 S3 W1 S8 E1 S3 E2 S20 E16 N16 E18 N4 E12 N14 W2 N9 W10 N9 W15 W11 N8 W8 S16 $
FUS=[YR=2019;ORIG=39,45] E12 N18 E18 S18 E5 S14 W5 S18 W18 N18 W12 N14 $
FGR=[YR=2019;ORIG=0,0] W2 N8 W24 S8 W2 S18 E18 N3 E10 N15 $
FOP=[YR=2019;ORIG=12,76] E12 N18 W10 S4 W18 S14 E16 $
PTO=[YR=2019;ORIG=-28,18] S16 E8 N16 W8 $
FOP=[YR=2019;ORIG=-10,18] W2 S8 E8 N8 W6 $
FOP=[YR=2019;ORIG=24,35] N6 W10 S6 E10 $
STP=[YR=2019;ORIG=-4,78] E16 N2 W16 S2 $
STP=[YR=2019;ORIG=24,29] N3 W10 S3 E10 $
FST=[YR=2019;ORIG=-1,18] E1 N3 W10 S3 E9 $

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2019	2019	3	78	7,800	

LAND DESCRIPTION

TOTAL OB/XF 11,230

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	100		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 08/13/2025 BY HS Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS