

JOHNSON DUANE R & NANCY J
96659 SWEETBRIAR LANE
YULEE, FL 32097

44-3N-28-528G-0004-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION																				VALUATION SUMMARY									
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND							
Exterior Wall	20	FACE BRICK 100								0900	01	3,534	106.0290	125.91	444,966		1999	2005	0	0	12.75	87.25	VALUATION BY STANDARD						
Roof Structure	08	IRREGULAR 100								1 SNGL FAM - 100% - 2000										Heated Area: 2668 HX Base Yr 2000									
Roof Cover	03	COMP SHNGL 100								The diagram shows a complex building footprint with several distinct sections. The main rectangular area is labeled 'FEP 2016' in blue. To its right is a smaller section labeled 'BAS 1999'. Further right is another section labeled 'FGR 1999'. At the bottom left is a small square section labeled 'UOP 1999'. Dimensions are provided for many of the boundaries and internal divisions.																			
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 60																											
Interior Floor	11	CLAY TILE 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units	00	0 100																											
Occupancy	00	NONE 100																											
Quality		04	Quality Level 04																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA								04																		
NEIGHBORHOOD/LOC		4065.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,668	100	2,668	293,097																									
FEP	672	80	538	59,103																									
FGR	578	55	318	34,934																									
UOP	48	20	10	1,098																									
TOTALS		3,966		3,534	388,233																								
EXTRA FEATURES										96659 SWEETBRIAR LN, YULEE																			
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													
2	0812	CONCRETE C	0 100	0	0	2,192.00	SF	4.00	4.00	100	1999	1999	3	79	6,927														
3	0810	CONCRETE A	0 100	0	0	189.00	SF	6.50	6.50	100	1999	1999	3	79	971														
5	0510	GARAGE WD-	0 100	50	40	2,000.00	SF	35.00	35.00	100	2012	2012	3	71	49,700														
6	0861	POOL GUNIT	0 100	0	0	675.00	SF	85.00	85.00	100	2011	2011	3	68	39,015														
7	0855	CONC PAVER	0 100	0	0	1,041.00	SF	10.00	10.00	100	2011	2011	3	93	9,681														
8	0911	SCRN RM A	0 100	52	33	1,716.00	SF	17.50	17.50	100	2011	2011	3	55	16,517														
9	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2011	2011	3	55	550														
10	0811	CONCRETE B	0 100	0	0	691.00	SF	5.20	5.20	100	2011	2011	3	93	3,342														
LAND DESCRIPTION										TOTAL OB/XF 126,703																			
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	000115	C	SFR ACRES	100			0.00	0.00	3.09	AC		1.00	1.00	0.75	80,000.00	60,000.00	185,400												
REVIEW DATE 03/11/2022 BY KWA Total Acres: 3.09 Total Land Value: 185,400 Market: 0 Agricultural: 0 Common: 185,400 PRINTED 08/02/2023 BY SYS																													