LOT 5
REPLAT OF GLEN LAUREL PB 6/128

JENKINS CIARA & DUSTIN
96655 SWEETRBIAR LN
YULEE, FL 32097

2023

44-3N-28-528G-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

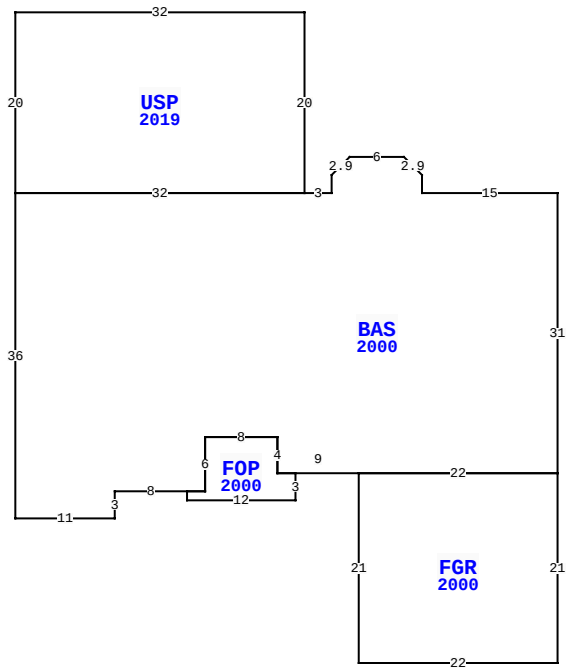
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	1,939	100	1,939	262,134
FGR	462	55	254	34,338
FOP	64	30	19	2,569
USP	640	30	192	25,956
TOTALS	3,105		2,404	324,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,404	120.5988	143.21	344,277	2000	2010	0	0	0	5.60	94.40

1 SNGL FAM – 100% - 2022 Heated Area: 1939 HX Base Yr 2022



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/14/2023 MLU
AG DATE	

96655 SWEETBRIAR LN, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		324,997
TOTAL MARKET OB/XF VALUE		9,586
TOTAL LAND VALUE - MARKET		69,600
TOTAL MARKET VALUE		404,183
SOH/AGL Deduction		38,954
ASSESSED VALUE		365,229
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		315,229
TOTAL JUST VALUE		404,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2004979	REPAIR/RRF	14,000	06/01/2020
B017888	ADDITION	7,030	01/01/2001
E006960	TEMP POLE	0	06/01/2000
B00718	NEW CONSTR	100,000	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2449/0274	4/02/2021	WD	Q	I	01	390,000
GRANTOR: WELKER RON & CATHY						
GRANTEE: JENKINS CIARA & DUS						
2395/0143	9/23/2020	WD	Q	I	01	335,000
GRANTOR: PEQUEEN THOMAS & THER						
GRANTEE: WELKER RON & CATHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W15 N2 U2 L2 W6 D2 L2 S2 W3 USP=[YR=2019] N20 W32 S20 E32$ W32 S36 E11 N3 E8 FOP=[YR=2000] S1 E12 N3 W2 N4 W8 S6 W2$ E2 N6 E8 S4 E9 FGR=[YR=2000] S21 E22 N21 W22$ E22 N31$.

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	2000	2000	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	2,066.00	SF	4.00	4.00	100	2000	2000	3	80	6,611	

LAND DESCRIPTION

TOTAL OB/XF 9,586

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	000115	C	SFR ACRES	100			0.00	0.00	0.58	AC		1.00	1.00	1.50	80,000.00	120,000.00	69,600							

REVIEW DATE 03/13/2020 BY KW Total Acres: 0.58 Total Land Value: 69,600 Market: 0 Agricultural: 0 Common: 69,600 PRINTED 08/02/2023 BY SYS