

LOT 8
IN OR 1844/1761
REPLAT OF GLEN LAUREL PB 6/128

DOBER ALAN E & RUTH A
96559 SWEETBRIAR LN
YULEE, FL 32097

2023

44-3N-28-528G-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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NEIGHBORHOOD/LOC	4065.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	2,080	232,842
FGR	506	55	278	31,120
FOP	67	30	20	2,239
FSP	200	40	80	8,956
PTO	105	5	5	559

TOTALS	2,958		2,463	275,716
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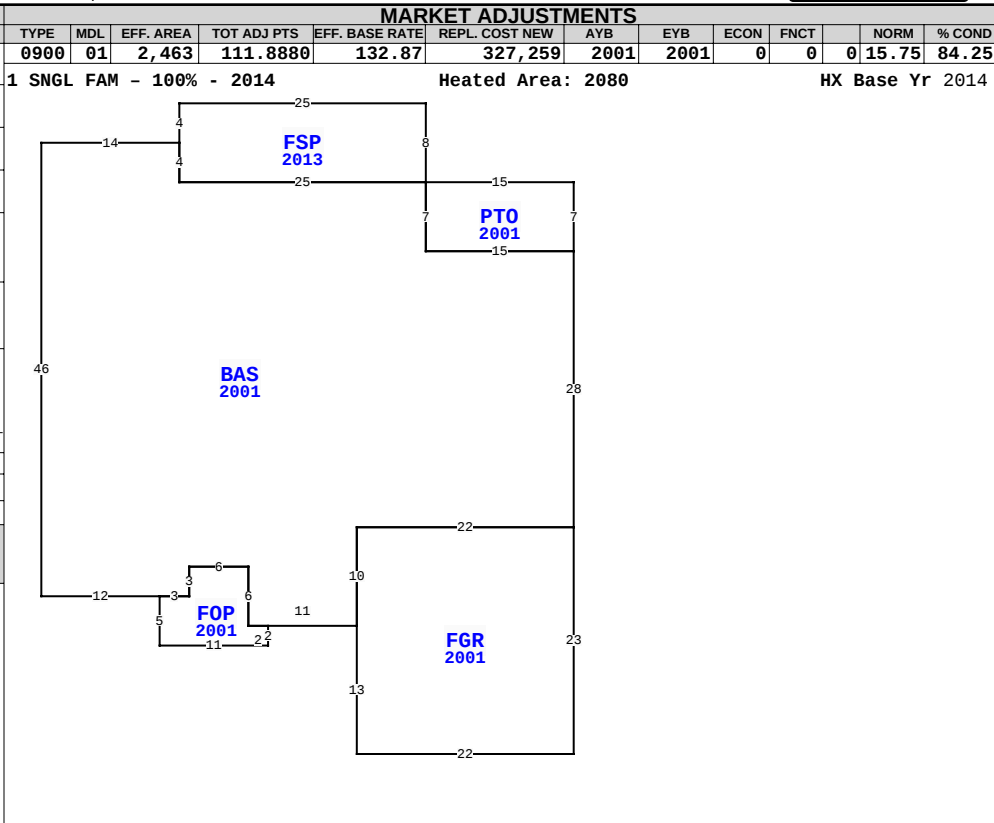
EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	2,438.00	SF	4.00	4.00	100	2001	2001	3	82	7,997	
3	1127	BRICK 8"	0	100	0	0	64.00	SF	11.00	11.00	100	2001	2001	3	95	669	
4	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	2013	2013	3	75	15,750	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.97	AC		1.00	1.00	1.04	80,000.00	83,200.00	80,704							

REVIEW DATE 04/23/2019 BY KWA



96559 SWEETBRIAR LN, YULEE	BLD DATE	LGL DATE	06/14/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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TOTAL OB/XF 27,426

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.97	AC		1.00	1.00	1.04	80,000.00	83,200.00	80,704							

Total Acres: 0.97 Total Land Value: 80,704 Market: 0 Agricultural: 0 Common: 80,704

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		275,716
TOTAL MARKET OB/XF VALUE		27,426
TOTAL LAND VALUE - MARKET		80,704
TOTAL MARKET VALUE		383,846
SOH/AGL Deduction		202,252
ASSESSED VALUE		181,594
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		131,594
TOTAL JUST VALUE		383,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703758	SOLAR PANELS	24,000	06/01/2017
E1327055	NEW CONSTR	0	12/01/2013
R013576	NEW CONSTR	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1844/1761	2/15/2013	WD	Q	I	02	175,000

GRANTOR: BENTON JAMES F & CARO
GRANTEE: DOBER ALAN E & RUTH
1001/1753 8/08/2001 WD U V 19 30,000
GRANTOR: ARNETT PROPERTIES INC
GRANTEE: BENTON JAMES F & CA

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2001] W15 FSP=[YR=2013] N8 W25 S4 BAS=[YR=2001]
W14 S46 E12 FOP=[YR=2001] S5 E11N2 W2 N6 W6 S3 W3 \$ E3 N3 E6
S6 E11 FGR=[YR=2001] S13 E22 N23 W22 S10 \$ N10 E22 N28 W15
N7 W25 N4 \$ S4 E25 \$ S7 E15 N7 \$.

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