LOT 11
IN OR 1081/1329
REPLAT OF GLEN LAUREL PB 6/128

MITCHELL ROBERT A
96503 SWEETBRIAR LANE
YULEE, FL 32097

**2023**

**44-3N-28-528G-0011-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

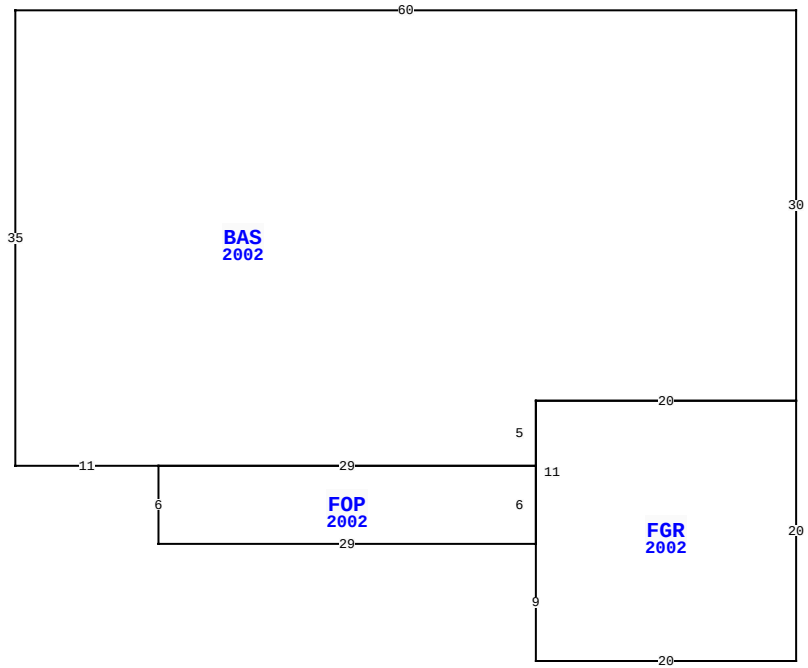
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 03 | Quality Level 03 |
| 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 | 2,000 | 100 | 2,000 | 228,748 |
| FGR | 400 | 55 | 220 | 25,163 |
| FOP | 174 | 30 | 52 | 5,947 |
| TOTALS | 2,574 | | 2,272 | 259,858 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,272 | 106.7220 | 126.73 | 287,931 | 2002 | 2002 | 0 | 0 | 0 | 9.75 | 90.25 |

1 SNGL FAM – 100% - 2003 Heated Area: 2000 HX Base Yr 2003




96503 SWEETBRIAR LN, YULEE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 259,858 |
| TOTAL MARKET OB/XF VALUE | | 9,805 |
| TOTAL LAND VALUE - MARKET | | 115,200 |
| TOTAL MARKET VALUE | | 384,863 |
| SOH/AGL Deduction | | 213,457 |
| ASSESSED VALUE | | 171,406 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 121,406 |
| TOTAL JUST VALUE | | 384,863 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 329,480 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1081/1329 | 9/19/2002 | WD | Q | I | | 168,800 |
| GRANTOR: HALLMARK HOMES INC | | | | | | |
| GRANTEE: MITCHELL ROBERT A | | | | | | |
| 1030/0843 | 1/11/2002 | WD | U | V | 19 | 22,500 |
| GRANTOR: GLEN LAUREL GENERAL P | | | | | | |
| GRANTEE: HALLMARK HOMES INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W60 S35 E11 FOP=[YR=2002] S6 E29 FGR=[YR=2002] S9 E20 N20 W20 S11 $ N6 W29$ E29 N5 E20 N30$ .

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,036.00 | SF | 4.00 | 4.00 | 100 | 2002 | 2002 | 3 | 83 | 6,760 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2002 | 2002 | 3 | 87 | 3,045 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,805

| 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 | 1.44 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 115,200 | | | | | | | |

REVIEW DATE 04/23/2019 BY KWA Total Acres: 1.44 Total Land Value: 115,200 Market: 0 Agricultural: 0 Common: 115,200 PRINTED 08/02/2023 BY SYS