LOT 12
IN OR 1832/1576
REPLAT OF GLEN LAUREL PB 6/128

BRATTON SCOTT P & SARA
96487 SWEETBRIAR LN
YULEE, FL 32097

2023

44-3N-28-528G-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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
BUD4 Adjustme	30	. 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

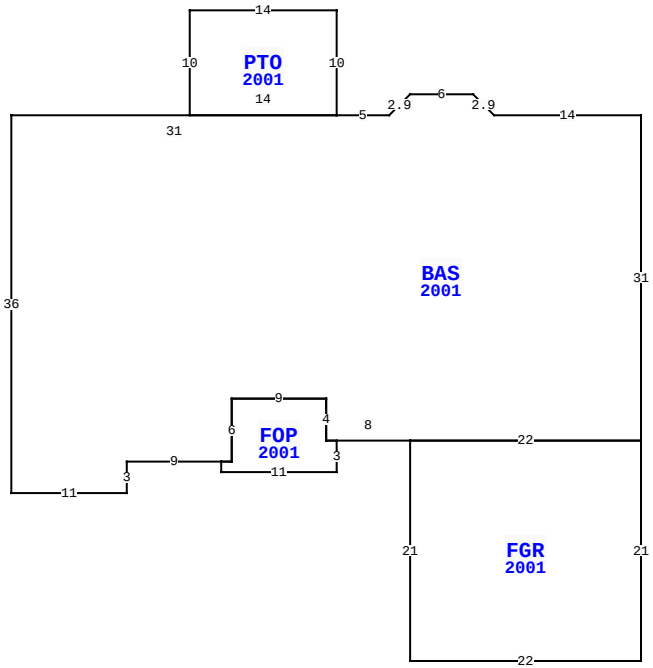
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4065.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,915	100	1,915	295,087
FGR	462	55	254	39,139
FOP	67	30	20	3,081
PTO	140	5	7	1,078
TOTALS	2,584		2,196	338,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,196	144.9861	172.17	378,085	2001	2001	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2019 Heated Area: 1915 HX Base Yr 2019



96487 SWEETBRIAR LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		338,386
TOTAL MARKET OB/XF VALUE		19,658
TOTAL LAND VALUE - MARKET		129,600
TOTAL MARKET VALUE		487,644
SOH/AGL Deduction		190,604
ASSESSED VALUE		297,040
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		242,040
TOTAL JUST VALUE		487,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001556	REPAIR/RRF	12,300	01/27/2022
B1705129	SOLAR	24,995	08/01/2017
B017900	NEW CONSTR	104,000	01/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1832/1576	12/31/2012	WD	Q	I	01	200,000
GRANTOR: HOLTON TERRY & SAMANT						
GRANTEE: BRATTON SCOTT P & S						
1709/1033	11/08/2010	WD	U	I	12	160,600
GRANTOR: MAYBERRY TIMOTHY R &						
GRANTEE: HOLTON TERRY & SAMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W14 U2 L2 W6 D2 L2 W5 PTO=[YR=2001] N10 W14 S10 E14 $ W31S36 E11 N3 E9 FOP=[YR=2001] S1 E11 N3 W1 N4 W9 S6 W1 $ E1 N6 E9 S4 E8 FGR=[YR=2001] 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	0812	CONCRETE C	0	100	0	0	1,216.00	SF	4.00	4.00	100	2001	2001	3	82	3,988	
2	0812	CONCRETE C	0	100	0	0	4,720.00	SF	4.00	4.00	100	2002	2002	3	83	15,670	

LAND DESCRIPTION

TOTAL OB/XF 19,658

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	1.62	AC		1.00	1.00	1.00	80,000.00	80,000.00	129,600							

REVIEW DATE 04/23/2019 BY KWA Total Acres: 1.62 Total Land Value: 129,600 Market: 0 Agricultural: 0 Common: 129,600 PRINTED 08/02/2023 BY SYS