LOT 15
IN OR 2164/1701
REPLAT OF GLEN LAUREL PB 6/128

KUHHIRTE RICHARD SR
96403 SWEETBRIAR LN
YULEE, FL 32097

2023

44-3N-28-528G-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

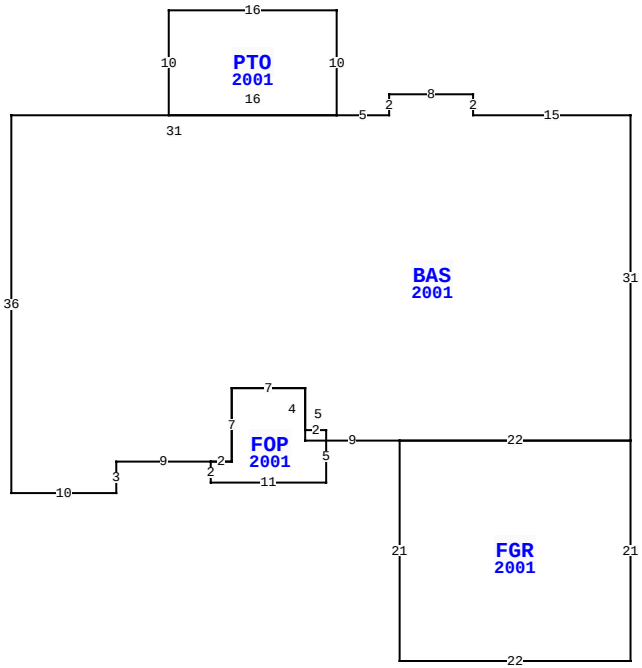
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4065.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,882	100	1,882	243,030
FGR	462	55	254	32,800
FOP	77	30	23	2,970
PTO	160	5	8	1,033
TOTALS	2,581		2,167	279,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,167	118.8495	141.13	305,829	2001	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2018 Heated Area: 1882 HX Base Yr 2018



96403 SWEETBRIAR LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		279,834
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		121,600
TOTAL MARKET VALUE		411,634
SOH/AGL Deduction		209,684
ASSESSED VALUE		201,950
TOTAL EXEMPTION VALUE	HX HB VX WR	60,000
BASE TAXABLE VALUE		141,950
TOTAL JUST VALUE		411,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1900236	(22) NEW WINDOWS	52,744	01/01/2019
R1707244	REPAIR/RRF	10,000	11/01/2017
M015120	H/AC	0	06/01/2001
B0108152	NEW CONSTR	96,000	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2164/1701	12/08/2017	WD	Q	I	01	265,000
GRANTOR: CRABTREE MARCUS A & M						
GRANTEE: KUHHIRTE RICHARD E						
1389/0041	2/14/2006	WD	U	I	07	100
GRANTOR: HAYES MICHAEL E & CON						
GRANTEE: CRABTREE MARCUS & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W15 N2 W8 S2 W5 PTO=[YR=2001] N10 W16 S10 E16 $ W31 S36 E10 N3 E9 FOP=[YR=2001] S2 E11 N5 W2 N4 W7 S7 W2 $ E2 N7 E7 S5 E9 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	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	2,192.00	SF	4.00	4.00	100	2001	2001	3	82	7,190	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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	1.52	AC		1.00	1.00	1.00	80,000.00	80,000.00	121,600							

REVIEW DATE 04/22/2019 BY KW Total Acres: 1.52 Total Land Value: 121,600 Market: 0 Agricultural: 0 Common: 121,600 PRINTED 08/02/2023 BY SYS