



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	31	HARDIE BRD 100	0900	01	2,039	112.9842	134.17	273,573	2001	2005	0	0	0	8.00	92.00	VALUATION SUMMARY														
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2002													Heated Area: 1689														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2002														
Interior Wall	05	DRYWALL 100																												
Interior Floor	14	CARPET 60																												
Interior Floor	13	LVT/LAMMT 40																												
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																							
NEIGHBORHOOD/LOC			4065.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,689	100	1,689	208,484																										
FGR	448	55	246	30,366																										
FOP	26	30	8	987																										
FSP	240	40	96	11,850																										
TOTALS			2,403	2,039	251,687																									
EXTRA FEATURES			96385 SWEETBRIAR LN, YULEE																											
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	1,902.00	SF	4.00	4.00	100	2001	2001	3	82	6,239														
3	0510	GARAGE WD-	0	100	31	41	1,271.00	SF	35.00	35.00	100	2004	2004	3	40	17,794														
4	0810	CONCRETE A	0	100	0	0	310.00	SF	6.50	6.50	100	2004	2004	3	86	1,733														
5	0855	CONC PAVER	0	100	20	3	60.00	SF	10.00	10.00	100	2018	2018	3	98	588														
LAND DESCRIPTION																		TOTAL OB/XF 29,364												
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	1.36	AC		1.00	1.00	1.00	80,000.00	80,000.00	108,800													
REVIEW DATE 10/18/2021 BY KW Total Acres: 1.36 Total Land Value: 108,800 Market: 0 Agricultural: 0 Common: 108,800 PRINTED 08/02/2023 BY SYS																														

1 SNGL FAM - 100% - 2002

Heated Area: 1689

HX Base Yr 2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2273/1395	5/01/2019	SW	U	I	11	100
GRANTOR: ROCKEY NANCY						
GRANTEE: ROCKEY NANCY D LIVI						
1007/0897	9/12/2001	WD	Q	I		151,800
GRANTOR: HALLMARK HOMES INC						
GRANTEE: ROCKEY RONALD & NAN						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2001] W14 FSP=[YR=2001] N12 W20 S12 E20 \$ W33 S39 E10 FOP=[YR=2001] S1 E10 N1 W3 N4 W4 S4 W3 \$ E3 N4 E4 S4 E10 FGR=[YR=2001] S16 E20 N23 W17 S4 W3 S3\$ N3 E3 N4 E17 N32 \$.						