

LOT 19
IN OR 925/365
REPLAT OF GLEN LAUREL PB 6/128

QUINN JOHN W & SARA J
96303 SWEETBRIAR LANE
YULEE, FL 32097

2023

44-3N-28-528G-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	1,916	228,429
FGR	370	55	204	24,322
FOP	40	30	12	1,431
FSP	234	40	94	11,207
PTO	100	5	5	596

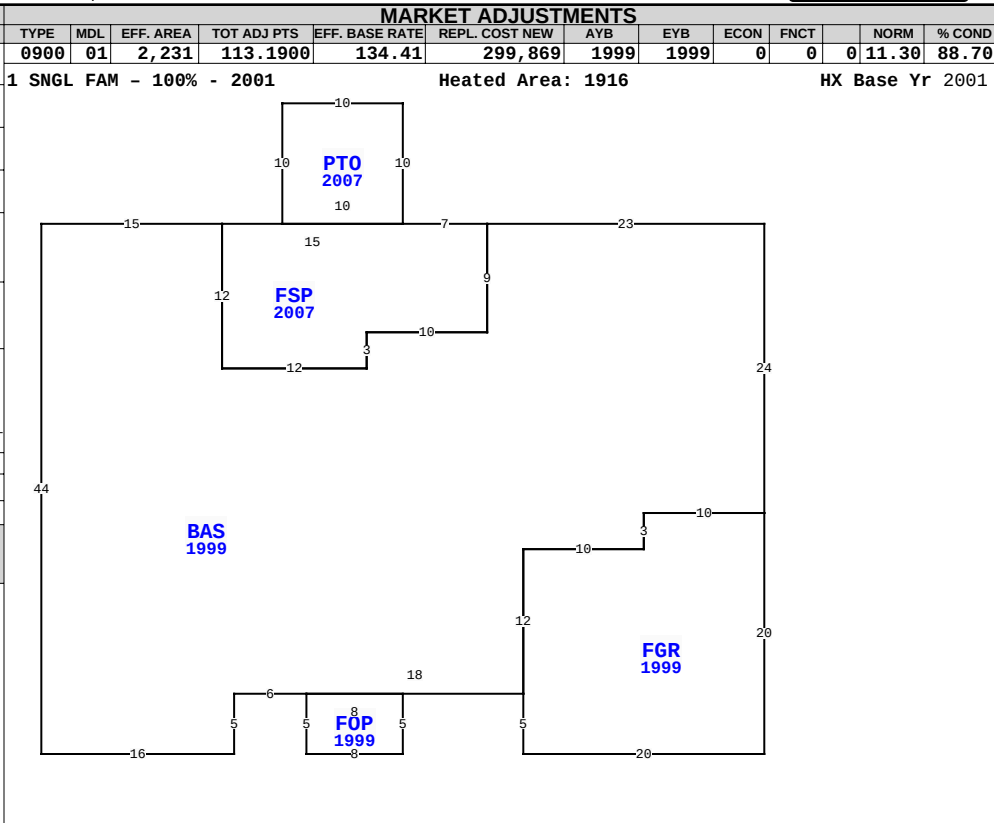
TOTALS	2,660		2,231	265,984
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EXTRA FEATURES

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	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	100	58	3	174.00	SF	6.50	6.50	100	1999	1999	3	79	893	
3	0810	CONCRETE A	0	100	0	0	1,818.00	SF	6.50	6.50	100	1999	1999	3	79	9,335	

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	0006		0.00	0.00	1.49	AC		1.00	1.00	1.00	80,000.00	80,000.00	119,200							



BLD DATE	02/23/2015	KK	LGL DATE	
XF DATE			LAND DATE	06/14/2023
INC DATE			AG DATE	MLU

96303 SWEETBRIAR LN, YULEE

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				265,984			
TOTAL MARKET OB/XF VALUE				13,168			
TOTAL LAND VALUE - MARKET				119,200			
TOTAL MARKET VALUE				398,352			
SOH/AGL Deduction				227,779			
ASSESSED VALUE				170,573			
TOTAL EXEMPTION VALUE				HX HB VX 55,000			
BASE TAXABLE VALUE				115,573			
TOTAL JUST VALUE				398,352			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				338,652			