LOT 20
REPLAT OF GLEN LAUREL PB 6/128

BERNARD JOANMARIE ROSE
PO BOX 15237
FERNANDINA BEACH, FL 32035

2023

44-3N-28-528G-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

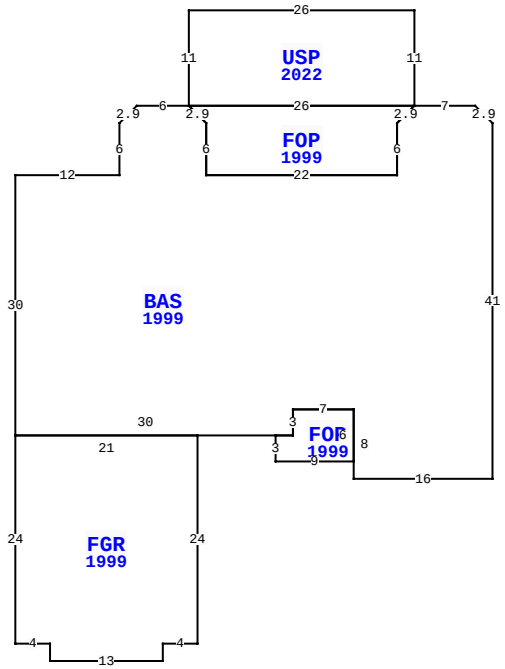
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,869	100	1,869	233,747
FGR	530	55	292	36,519
FOP	48	30	14	1,751
FOP	180	30	54	6,753
USP	286	30	86	10,755
TOTALS	2,913		2,315	289,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,315	112.1610	133.19	308,335	1999	2009	0	0	0	6.10	93.90

1 SNGL FAM – 100% - 2023 Heated Area: 1869 HX Base Yr 2023



96265 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		289,527
TOTAL MARKET OB/XF VALUE		11,187
TOTAL LAND VALUE - MARKET		111,200
TOTAL MARKET VALUE		411,914
SOH/AGL Deduction		0
ASSESSED VALUE		411,914
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		361,914
TOTAL JUST VALUE		411,914
NCON VALUE		12,455
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017023	GARAGE	39,888	11/16/2022
21015508	ADDITION	8,682	11/09/2021
9905796	NEW CONSTR	107,616	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2587/1618	8/23/2022	WD	Q	I	01	525,000
GRANTOR: LINTALA ERIC						
GRANTEE: BERNARD JOANMARIE R						
2189/1208	4/10/2018	LE	U	I	11	100
GRANTOR: LINTALA LORRAINE						
GRANTEE: LINTALA ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] U2 L2 W7 USP=[YR=2022] N11 W26 S11 E26$
FOP=[YR=1999] W26 D2 R2 S6 E22 N6 U2 R2 $ L2 D2 S6 W22
N6 L2 U2 W6 D2 L2 S6 W12 S30 FGR=[YR=1999] S24E4 S2 E13
N2 E4 N24 W21 $ E30 FOP=[YR=1999] S3 E9 N6 W7 S3 W2$ E2 N3
E7 S8 E16 N41$.

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	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	100	0	0	1,606.00	SF	6.50	6.50	100	1999	1999	3	79	8,247	

LAND DESCRIPTION

TOTAL OB/XF 11,187

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	1.39	AC		1.00	1.00	1.00	80,000.00	80,000.00	111,200							

REVIEW DATE 04/17/2023 BY DJX Total Acres: 1.39 Total Land Value: 111,200 Market: 0 Agricultural: 0 Common: 111,200 PRINTED 08/02/2023 BY SYS