LOT 22
IN OR 1331/541
REPLAT OF GLEN LAUREL PB 6/128

PISCITELLO THOMAS J & NANCY E
96209 SWEETBRIAR LANE
YULEE, FL 32097

2023

44-3N-28-528G-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

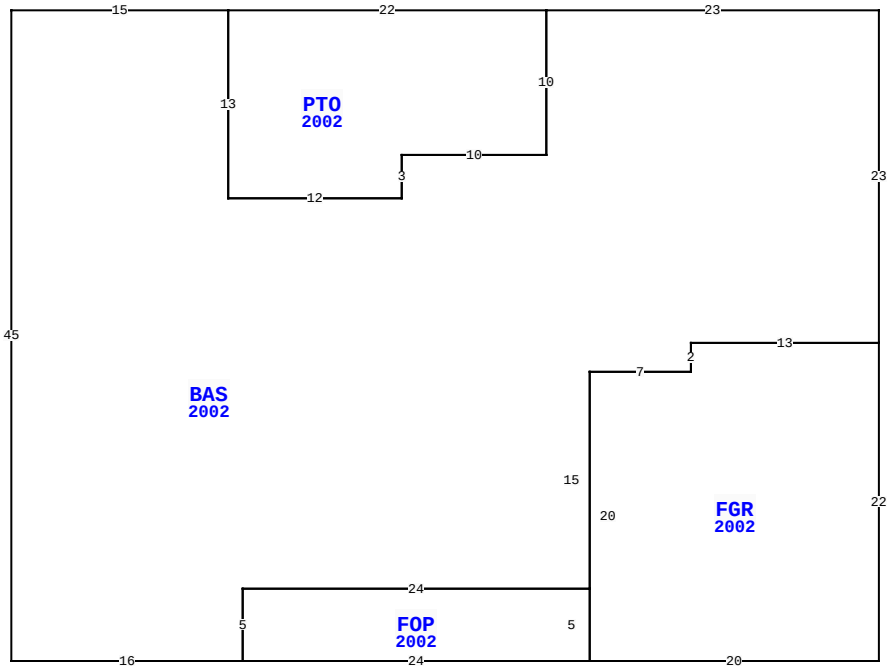
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4065.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,898	100	1,898	232,806
FGR	426	55	234	28,702
FOP	120	30	36	4,416
PTO	256	5	13	1,595
TOTALS	2,700		2,181	267,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,181	114.4500	135.91	296,420	2002	2002	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2006 Heated Area: 1898 HX Base Yr 2006



96209 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		267,519
TOTAL MARKET OB/XF VALUE		13,560
TOTAL LAND VALUE - MARKET		97,600
TOTAL MARKET VALUE		378,679
SOH/AGL Deduction		212,186
ASSESSED VALUE		166,493
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		116,493
TOTAL JUST VALUE		378,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24067	ADDITION	7,423	10/01/2010
B23400	XFOB	1,850	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1331/0541	7/07/2005	WD	Q	I		225,500
GRANTOR: SMITH JONATHAN B & SH						
GRANTEE: PISCITELLO THOMAS &						
1258/0537	9/10/2004	WD	Q	I		201,600
GRANTOR: HORNE WILLIAM G IV &						
GRANTEE: SMITH JONATHAN B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W23 PTO=[YR=2002] W22 S13 E12 N3 E10 N10$ S10 W10 S3 W12 N13 W15 S45 E16 FOP=[YR=2002] E24 FGR=[YR=2002] E20 N22 W13 S2 W7 S20$ N5 W24 S5$ N5 E24 N15 E7 N2 E13 N23$.

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	1,689.00	SF	4.00	4.00	100	2002	2002	3	83	5,607	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
3	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10	20.10	100	2010	2010	3	50	1,930	
4	0810	CONCRETE A	0	100	0	0	498.00	SF	6.50	6.50	100	2010	2010	3	92	2,978	

LAND DESCRIPTION

TOTAL OB/XF 13,560

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	1.22	AC		1.00	1.00	1.00	80,000.00	80,000.00	97,600							

REVIEW DATE 04/23/2019 BY KWA Total Acres: 1.22 Total Land Value: 97,600 Market: 0 Agricultural: 0 Common: 97,600 PRINTED 08/02/2023 BY SYS