LOT 28 IN OR 2064/371
REPLAT OF GLEN LAUREL PB 6/128

BLANKENSHIP SARA/MORAVICK MICHAEL
96107 SWEETBRIAR LANE
YULEE, FL 32097

2023

44-3N-28-528G-0028-0000

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	11	CLAY TILE 30
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

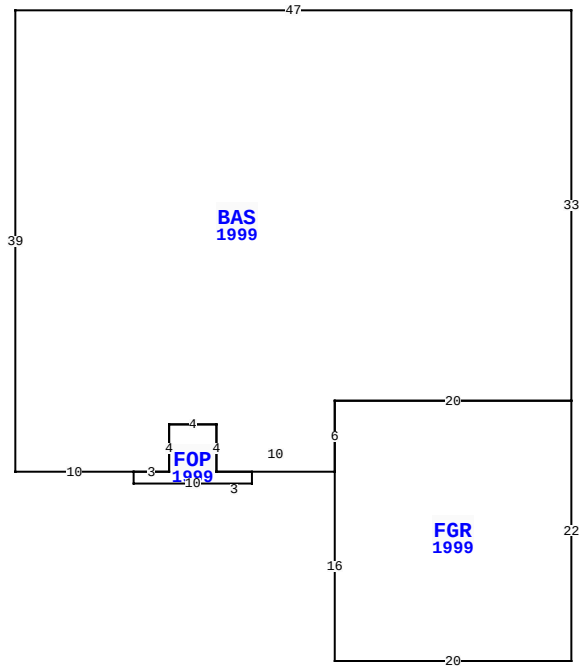
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4065.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,697	100	1,697	216,559
FGR	440	55	242	30,882
FOP	26	30	8	1,021
TOTALS	2,163		1,947	248,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,947	116.1741	137.96	268,608	1999	2006	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2017 Heated Area: 1697 HX Base Yr 2017



96107 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		248,462
TOTAL MARKET OB/XF VALUE		18,980
TOTAL LAND VALUE - MARKET		85,680
TOTAL MARKET VALUE		353,122
SOH/AGL Deduction		174,130
ASSESSED VALUE		178,992
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,992
TOTAL JUST VALUE		353,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109373	(7) WINDOWS/ 1 DO	13,950	08/01/2021
R2105875	ROOF	13,600	05/10/2021
B007675	XFOB	4,500	11/01/2000
E007258	NEW CONSTR	0	10/01/2000
9906070	NEW CONSTR	82,452	05/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2064/0371	8/05/2016	WD	Q	I	01	228,000
GRANTOR: MILLAN AMY L &						
GRANTEE: BLANKENSHIP SARA &						
1134/1209	5/02/2003	WD	Q	I		150,000
GRANTOR: DOANE SCOTT T & RAMON						
GRANTEE: ROBILLARD MATHEW T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W47 S39 E10 FOP=[YR=1999] S1 E10 N1 W3 N4 W4 S4 W3$ E3 N4 E4 S4 E10 FGR=[YR=1999] S16 E20 N22 W20 S6 $ N6 E20 N33 $.

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	0810	CONCRETE A	0	100	0	0	1,852.00	SF	6.50	6.50	100	1999	1999	3	79	9,510	
2	0810	CONCRETE A	0	100	5	8	40.00	SF	6.50	6.50	100	1999	1999	3	79	205	
3	0861	POOL GUNIT	0	100	11	11	121.00	SF	85.00	85.00	100	2000	2000	3	27	2,777	
5	0911	SCRN RM A	0	100	30	24	720.00	SF	17.50	17.50	100	2000	2000	3	20	2,520	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	20	400	
7	0810	CONCRETE A	0	100	0	0	17.00	SF	6.50	6.50	100	2000	2000	3	80	88	
8	0845	KOOL DECK	0	100	0	0	600.00	SF	7.25	7.25	100	2000	2000	3	80	3,480	

LAND DESCRIPTION

TOTAL OB/XF 18,980

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	0.63	AC		1.00	1.00	1.70	80,000.00	136,000.00	85,680							

REVIEW DATE 10/15/2021 BY KW Total Acres: 0.63 Total Land Value: 85,680 Market: 0 Agricultural: 0 Common: 85,680 PRINTED 08/02/2023 BY SYS