LOT 29
IN OR 2036/466
REPLAT OF GLEN LAUREL PB 6/128

TEKACH MATTHEW C/TEKACH FAYE M BELL
96093 SWEETBRIAR LN
YULEE, FL 32097

2023

44-3N-28-528G-0029-0000

BUILDING CHARACTERISTICS

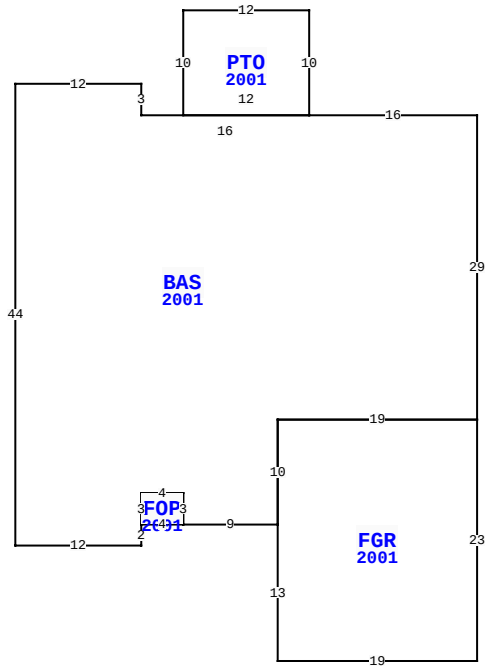
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,574	100	1,574	195,812
FGR	437	55	240	29,857
FOP	12	30	4	498
PTO	120	5	6	746
TOTALS	2,143		1,824	226,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,824	115.5000	137.16	250,180	2001	2003	0	0	0	9.30	90.70

1 SNGL FAM – 100% - 2017 Heated Area: 1574 HX Base Yr 2017



96093 SWEETBRIAR LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/14/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,913
TOTAL MARKET OB/XF VALUE		8,068
TOTAL LAND VALUE - MARKET		80,256
TOTAL MARKET VALUE		315,237
SOH/AGL Deduction		152,834
ASSESSED VALUE		162,403
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		112,403
TOTAL JUST VALUE		315,237
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806857	REPAIR/RRF	9,200	07/05/2018
M014983	H/AC	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2036/0466	3/22/2016	WD	Q	I	01	191,000
GRANTOR: GIBBS MICHAEL						
GRANTEE: TEKACH MATTHEW C &						
2001/1704	9/03/2015	WD	U	I	37	130,000
GRANTOR: HATLEY PARTNERS LLC						
GRANTEE: GIBBS MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W16 PTO=[YR=2001] N10 W12 S10 E12 $ W16 N3 W12 S44 E12 N2 FOP=[YR=2001] E4 N3 W4 S3 $ N3 E4 S3 E9 FGR=[YR=2001] S13 E19 N23 W19 S10 $ N10 E19 N29 $.

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	2001	2001	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	1,542.00	SF	4.00	4.00	100	2001	2001	3	82	5,058	

LAND DESCRIPTION

TOTAL OB/XF 8,068

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	0.88	AC		1.00	1.00	1.14	80,000.00	91,200.00	80,256							

REVIEW DATE 10/18/2021 BY KWA Total Acres: 0.88 Total Land Value: 80,256 Market: 0 Agricultural: 0 Common: 80,256 PRINTED 08/02/2023 BY SYS