LOT 44
REPLAT OF GLEN LAUREL PB 6/128

SOUTHWICK KRISTA
96326 SWEETBRIAR LANE
YULEE, FL 32097

2023

44-3N-28-528G-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

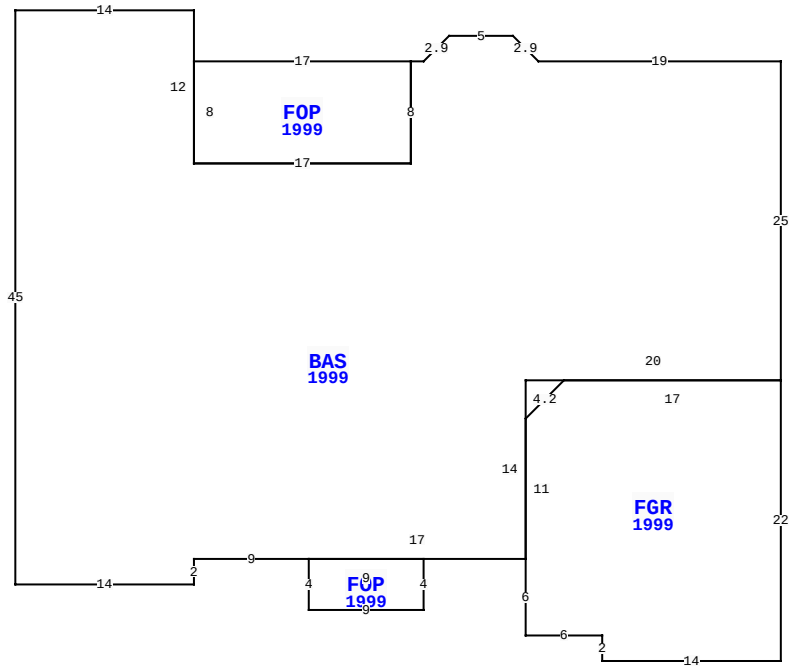
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,022	100	2,022	245,916
FGR	424	55	233	28,337
FOP	36	30	11	1,338
FOP	136	30	41	4,986
TOTALS	2,618		2,307	280,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,307	111.4407	132.34	305,308	1999	2005	0	0	0	8.10	91.90

1 SNGL FAM – 100% - 2011 Heated Area: 2022 HX Base Yr 2011



96326 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		280,578
TOTAL MARKET OB/XF VALUE		13,340
TOTAL LAND VALUE - MARKET		80,136
TOTAL MARKET VALUE		374,054
SOH/AGL Deduction		202,906
ASSESSED VALUE		171,148
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		121,148
TOTAL JUST VALUE		374,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003789	REPAIR/RRF	20,000	05/01/2020
9905716	NEW CONSTR	115,134	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2452/0975	11/02/2020	QC	U	I	11	100
GRANTOR: SAWYER MIKA E & KRIST						
GRANTEE: SOUTHWICK KRISTA						
1721/0250	1/24/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: THE BANK OF NEW YOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W19 U2 L2 W5 D2 L2 W1 FOP=[YR=1999] W17 S8 E17 N8 $ S8 W17 N12 W14 S45 E14 N2 E9 FOP=[YR=1999] S4 E9 N4 W9 $ E17 FGR=[YR=1999] S6 E6 S2 E14 N22 W17 L3 D3 S11 $ N14 E20 N25 $.

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	52	3	156.00	SF	6.50	6.50	100	1999	1999	3	79	801	
3	0810	CONCRETE A	0	100	0	0	1,608.00	SF	6.50	6.50	100	1999	1999	3	79	8,257	
4	0855	CONC PAVER	0	100	17	14	238.00	SF	6.00	6.00	100	2012	2012	3	94	1,342	

LAND DESCRIPTION

TOTAL OB/XF 13,340

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	1.59	80,000.00	127,200.00	80,136							

REVIEW DATE 03/22/2022 BY KWA Total Acres: 0.63 Total Land Value: 80,136 Market: 0 Agricultural: 0 Common: 80,136 PRINTED 08/02/2023 BY SYS