



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1									
Exterior Wall	20	FACE BRICK 100	0900	01	2,688	114.4080	135.86	365,192	2003	2008	0	0	10.50	89.50	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 2023												Heated Area: 2321									
Roof Cover	03	COMP SHNGL 100													HX Base Yr									
Interior Wall	05	DRYWALL 100																						
Interior Floo	11	CLAY TILE 50																						
Interior Floo	13	LVT/LAMMT 50																						
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	2,321	100	2,321	282,221																				
FGR	506	55	278	33,803																				
FOP	48	30	14	1,702																				
FSP	187	40	75	9,120																				
TOTALS			3,062	2,688	326,847																			
EXTRA FEATURES			96346 SWEETBRIAR LN, YULEE																					
L N	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	0	0	2,548.00	SF	4.00	4.00	100	2003	2003	3	84	8,561									
2	1127	BRICK 8"	0	0	0	20.00	SF	11.00	11.00	100	2003	2003	3	96	211									
3	0855	CONC PAVER	0	0	0	600.00	SF	7.00	7.00	100	2010	2010	3	92	3,864									
5	0351	CARPORT MT	0	0	34	20		680.00	SF	10.00	2020	2020	3	93	6,324									
6	0476	VF 6 SBPL	0	0	0	125.00	LF	32.00	32.00	100	2018	2018	3	95	3,800									
7	0477	VF 4 SLAT	0	0	0	130.00	LF	14.00	14.00	100	2018	2018	3	95	1,729									
8	0470	VNYL GATE	0	0	0	3.00	UT	300.00	300.00	100	2018	2018	3	95	855									
TOTAL OB/XF 25,344																								
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0			0.00	0.00	1.25	AC		1.00	1.00	1.00	80,000.00	80,000.00	100,000							
REVIEW DATE 01/11/2022 BY KWA Total Acres: 1.25 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																								

Diagram showing property layout with areas labeled: FSP 2019, BAS 2003, FGR 2003, FOP 2003.

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q	V	I	RSN CD	SALE PRICE
2539/1558	2/16/2022	WD	Q	I		01	550,000

GRANTOR: HAGINS CHRISTOPHER R
GRANTEE: BRANTLEY STEPHEN T
2294/1599 7/25/2019 WD Q I 01 357,500
GRANTOR: ROBINSON JEFFREY L &
GRANTEE: HAGINS CHRISTOPHER

BUILDING DIMENSIONS

BAS=[YR=2003] W19 FSP=[YR=2019] W17 S11 E17 N11\$ S11 W33 S34
FGR=[YR=2003] S23 E22 N23 W22\$ E22 S12 E9 FOP=[YR=2003] S4
E8 N4 W2 N4 W4 S4 W2\$ E2 N4 E4 S4 E15 N57\$.