LOT 47 IN OR 944/1049
REPLAT OF GLEN LAUREL PB 6/128

GUINN JOHN R
96434 SWEETBRIAR LANE
YULEE, FL 32097

2023

44-3N-28-528G-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
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

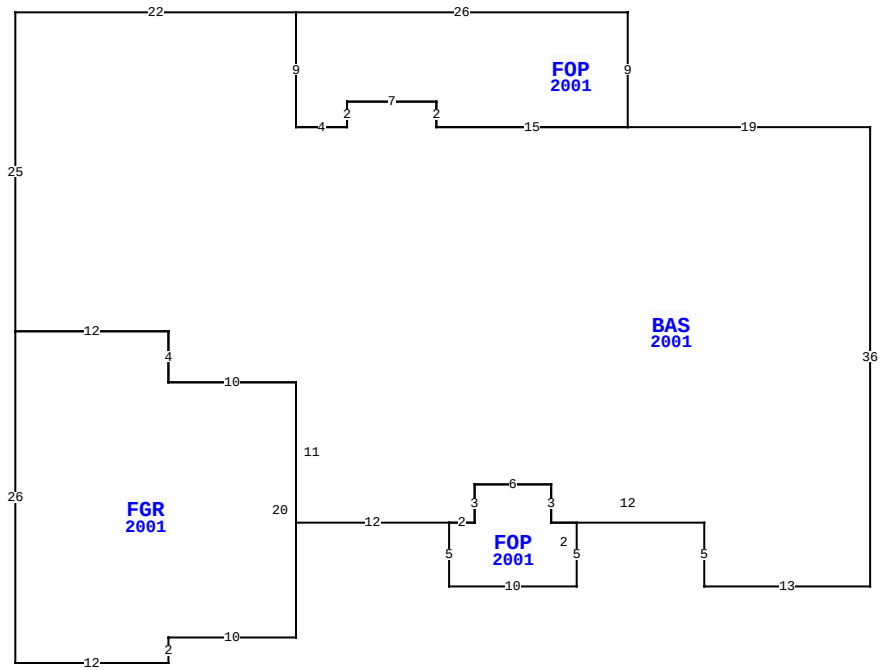
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4065.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	2,046	241,808
FGR	512	55	282	33,328
FOP	68	30	20	2,364
FOP	220	30	66	7,800
TOTALS	2,846		2,414	285,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,414	118.1292	140.28	338,636	2001	2001	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2002 Heated Area: 2046 HX Base Yr 2002



96434 SWEETBRIAR LN, YULEE

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

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	2,365.00	SF	4.00	4.00	100	2001	2001	3	82	7,757	
2	1127	BRICK 8"	0	100	56	0	56.00	SF	11.00	11.00	100	2001	2001	3	95	585	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,301
TOTAL MARKET OB/XF VALUE		11,352
TOTAL LAND VALUE - MARKET		118,400
TOTAL MARKET VALUE		415,053
SOH/AGL Deduction		247,955
ASSESSED VALUE		167,098
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,098
TOTAL JUST VALUE		415,053
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007682	NEW CONSTR	102,000	12/27/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0944/1049	8/11/2000	WD	U	V	19	20,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: GUINN JOHN R						
0893/1275	8/02/1999	WD	U	V	19	22,000
GRANTOR: GLEN LAUREL GENERAL P						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W19 FOP=[YR=2001] N9 W26 S9 E4 N2 E7 S2 E15 $ W15 N2 W7 S2 W4 N9 W22 S25 FGR=[YR=2001] S26 E12 N2 E10 N20 W10 N4 W12 $ E12 S4 E10 S11 E12 FOP=[YR=2001] S5 E10 N5 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E12 S5 E13 N36 $.

LAND DESCRIPTION

TOTAL OB/XF 11,352

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	1.48	AC		1.00	1.00	1.00	80,000.00	80,000.00	118,400							

REVIEW DATE 10/25/2018 BY SBX Total Acres: 1.48 Total Land Value: 118,400 Market: 0 Agricultural: 0 Common: 118,400 PRINTED 08/02/2023 BY SYS