LOT 54
REPLAT OF GLEN LAUREL PB 6/128

ALEXANDER BILLY E/RILEY MARGARET CHRISTINE
96508 SWEETBRIAR LANE
YULEE, FL 32097

2023

44-3N-28-528G-0054-0000

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	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

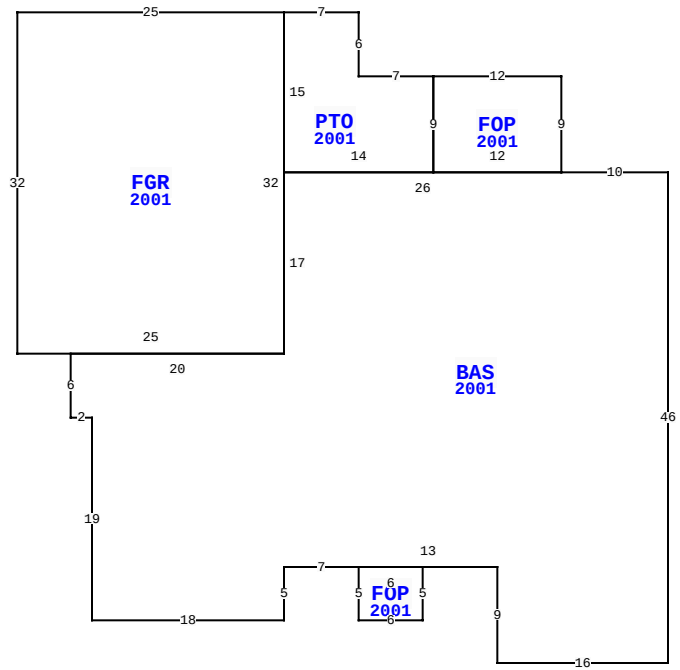
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4065.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,938	100	1,938	258,983
FGR	800	55	440	58,799
FOP	30	30	9	1,203
FOP	108	30	32	4,276
PTO	168	5	8	1,069
TOTALS	3,044		2,427	324,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,427	122.6568	145.65	353,493	2001	2011	0	0	0	8.25	91.75

1 SNGL FAM – 100% - 2023 Heated Area: 1938 HX Base Yr 2023



96508 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		324,330
TOTAL MARKET OB/XF VALUE		12,172
TOTAL LAND VALUE - MARKET		84,800
TOTAL MARKET VALUE		421,302
SOH/AGL Deduction		0
ASSESSED VALUE		421,302
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		371,302
TOTAL JUST VALUE		421,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2006489	REPAIR/RRF	20,927	08/01/2020
M015095	H/AC	0	06/01/2001
B0108214	NEW CONSTR	97,125	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2534/1962	1/31/2022	WD	Q	I	02	531,000
GRANTOR: DENDOR SAMANTHA & CHR						
GRANTEE: ALEXANDER BILLY E &						
2404/1503	10/28/2020	WD	Q	I	01	365,000
GRANTOR: NEBLETT DANIELLE V &						
GRANTEE: DENDOR SAMANTHA & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W10 FOP=[YR=2001] N9 W12 PTO=[YR=2001] W7 N6 W7 FGR=[YR=2001] W25 S32 E25 N32 $ S15 E14 N9 $ S9 E12 $ W26 S17 W20 S6 E2 S19 E18 N5 E7 FOP=[YR=2001] S5 E6 N5 W6 $ E13 S9 E16 N46 $.

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	1127	BRICK 8"	0	100	0	0	64.00	SF	11.00	11.00	100	2001	2001	3	95	669	
2	0812	CONCRETE C	0	100	0	0	2,143.00	SF	4.00	4.00	100	2001	2001	3	82	7,029	
3	0476	VF 6 SBPL	0	100	0	0	130.00	LF	32.00	32.00	100	2017	2017	3	94	3,910	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 12,172

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	1.06	AC		1.00	1.00	1.00	80,000.00	80,000.00	84,800							

REVIEW DATE 03/11/2022 BY KWA Total Acres: 1.06 Total Land Value: 84,800 Market: 0 Agricultural: 0 Common: 84,800 PRINTED 08/02/2023 BY SYS