LOT 55
REPLAT OF GLEN LAUREL PB 6/128

SAGE ROBERT R
96542 SWEETBRIAR LN
YULEE, FL 32097

**2023**

**44-3N-28-528G-0055-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

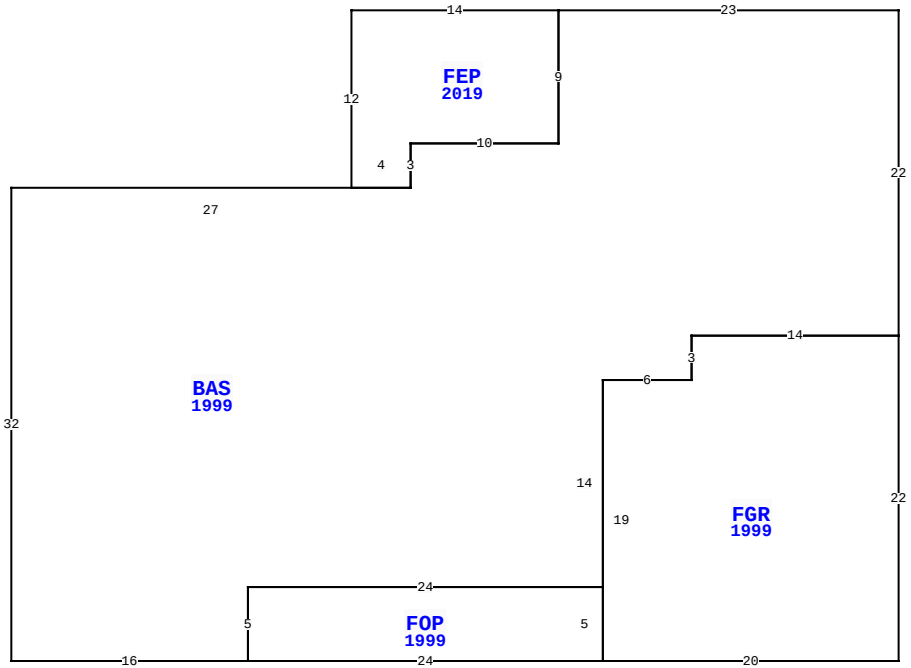
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Air Condition | 03 | CENTRAL 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 | 1,684 | 100 | 1,684 | 226,549 |
| FEP | 138 | 80 | 110 | 14,799 |
| FGR | 422 | 55 | 232 | 31,211 |
| FOP | 120 | 30 | 36 | 4,843 |
| TOTALS | 2,364 | | 2,062 | 277,401 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,062 | 119.8785 | 142.36 | 293,546 | 1999 | 2010 | 0 | 0 | 0 | 5.50 | 94.50 |

1 SNGL FAM – 100% - 2021 Heated Area: 1684 HX Base Yr 2021




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

96542 SWEETBRIAR LN, YULEE

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 294,990 |
| TOTAL MARKET OB/XF VALUE | | 10,452 |
| TOTAL LAND VALUE - MARKET | | 89,240 |
| TOTAL MARKET VALUE | | 394,682 |
| SOH/AGL Deduction | | 104,977 |
| ASSESSED VALUE | | 289,705 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 239,705 |
| TOTAL JUST VALUE | | 394,682 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 346,501 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1633270 | GARAGE | 48,736 | 10/24/2016 |
| 996432 | NEW CONSTR | 83,780 | 11/01/1999 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2412/1861 | 11/25/2020 | WD | Q | I | 02 | 355,000 |
| GRANTOR: SATTERFILED BERNARD & | | | | | | |
| GRANTEE: SAGE ROBERT R | | | | | | |
| 2315/0766 | 10/25/2019 | WD | Q | I | 01 | 299,500 |
| GRANTOR: BROWN TOBIAS L & ASHL | | | | | | |
| GRANTEE: SATTERFILED BERNARD | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1999] W23 FEP=[YR=2019] W14 S12 E4 N3 E10 N9 $ S9 W10 S3 W27 S32 E16 FOP=[YR=1999] E24 FGR=[YR=1999] E20 N22 W14 S3 W6 S19 $ N5 W24 S5 $ N5 E24 N14 E6 N3 E14 N22 $ .

### 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 | 1,307.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 | 3 | 79 | 6,711 | |

### LAND DESCRIPTION

TOTAL OB/XF 10,452

| 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 | 0.97 | AC | | 1.00 | 1.00 | 1.15 | 80,000.00 | 92,000.00 | 89,240 | | | | | | | |

REVIEW DATE 03/11/2022 BY KWA Total Acres: 0.97 Total Land Value: 89,240 Market: 0 Agricultural: 0 Common: 89,240 PRINTED 08/02/2023 BY SYS

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**2023**

**44-3N-28-528G-0055-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 01 | NONE 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

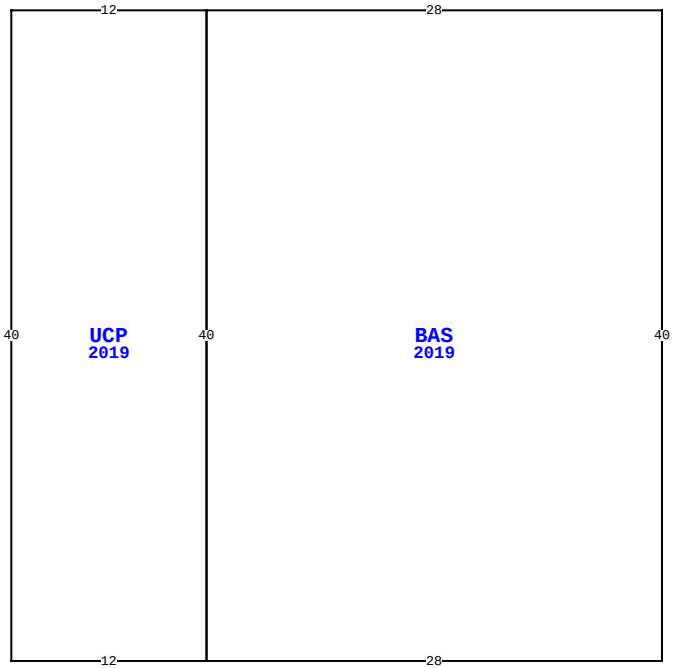
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4065.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,120 | 100 | 1,120 | 16,201 |
| UCP | 480 | 20 | 96 | 1,389 |
| TOTALS | 1,600 | | 1,216 | 17,589 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,216 | 52.3110 | 18.31 | 22,265 | 2016 | 2016 | 0 | 0 | 15 | 6.00 | 79.00 |

2 GARAGE RES – 100% - 2021 Heated Area: 1120 HX Base Yr 2021




96542 SWEETBRIAR LN, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/14/2023 MLU |
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## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

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| GRANTOR: BROWN TOBIAS L & ASHL | | | | | | |
| GRANTEE: SATTERFILED BERNARD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W28 UCP=[YR=2019] W12 S40 E12 N40$ S40 E28 N40$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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