



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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
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NEIGHBORHOOD/LOC	4065.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,252	100	2,252	285,356
FGR	420	55	231	29,270
FOP	36	30	11	1,394
FOP	250	30	75	9,504

TOTALS	2,958		2,569	325,524
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,287.00	SF	4.00	4.00	
2	0911	SCRN RM A	0	100	24	22	528.00	SF	17.50	17.50	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0861	POOL GUNIT	0	100	0	0	120.00	SF	85.00	85.00	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	
6	0845	KOOL DECK	0	100	0	0	405.00	SF	7.25	7.25	
8	0855	CONC PAVER	0	100	0	0	575.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000115	C	SFR ACRES	100			0.00	0.00	0.95	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,569	113.0976	134.30	345,017	2002	2010	0	0	5.65	94.35
1 SNGL FAM - 100% - 2023											
Heated Area: 2252											
HX Base Yr											
96582 SWEETBRIAR LN, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/14/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		337,707	
TOTAL MARKET OB/XF VALUE		23,644	
TOTAL LAND VALUE - MARKET		80,560	
TOTAL MARKET VALUE		441,911	
SOH/AGL Deduction		0	
ASSESSED VALUE		441,911	
TOTAL EXEMPTION VALUE		13	441,911
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		441,911	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		389,152	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1906110	REPAIR/RRF	2,700	07/01/2019
R0507673	REPAIR/RRF	1,000	05/01/2005
B0515291	GARAGE	15,961	05/01/2005
B0310623	SWIM POOL	15,300	01/01/2003
B0209757	NEW CONSTR	154,813	06/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2532/1825	1/18/2022	WD	Q	I	02	489,000
GRANTOR: FANNIN KENT W & LITA						
GRANTEE: SMITH ANDREW & ELIZ						
1823/0938	11/06/2012	WD	Q	I	01	234,500
GRANTOR: COREY STEVEN RON & BR						
GRANTEE: FANNIN KENT W & LIT						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W15 FOP=[YR=2002] W22 S10 E6 D2 R2 E14 N12\$ S12 W14 U2 L2 W6 N10 U2 L2 W5 D2 L2 W20 S25 FGR=[YR=2002] S20 E21 N20 W21 \$ E21 S18 E11 FOP=[YR=2002] S4 E9 N4 W9 \$ E20 S2 E14 N45 \$.											

SMITH ANDREW & ELIZABETH
96582 SWEETBRIAR LANE
YULEE, FL 32097

2023

44-3886-28-5288-0037-0000

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