LOT 58
IN OR 1887/712
REPLAT OF GLEN LAUREL PB 6/128

ADAMS ETHAN W
96594 SWEETBRIAR LN
YULEE, FL 32097

2023

44-3N-28-528G-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

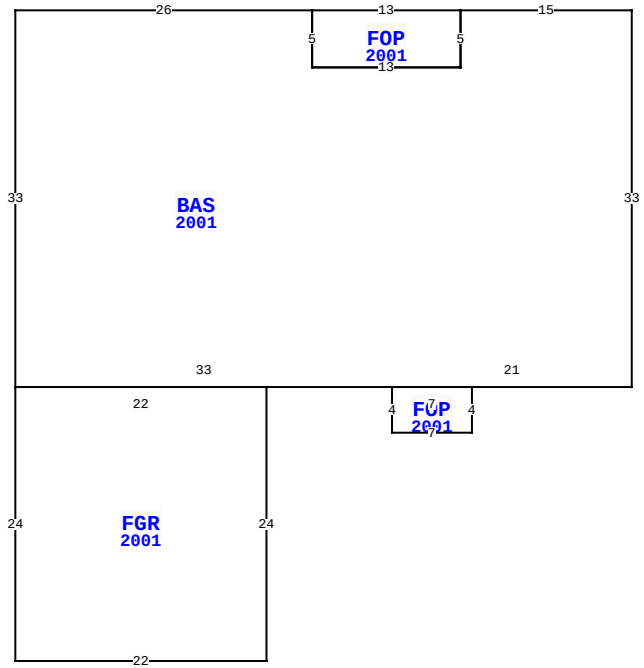
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,717	100	1,717	197,269
FGR	528	55	290	33,318
FOP	28	30	8	919
FOP	65	30	20	2,297
TOTALS	2,338		2,035	233,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,035	114.8364	136.37	277,513	2001	2001	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2014 Heated Area: 1717 HX Base Yr 2014



96594 SWEETBRIAR LN, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		233,805
TOTAL MARKET OB/XF VALUE		6,911
TOTAL LAND VALUE - MARKET		100,800
TOTAL MARKET VALUE		341,516
SOH/AGL Deduction		159,133
ASSESSED VALUE		182,383
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		132,383
TOTAL JUST VALUE		341,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P014625	NEW CONSTR	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1887/0712	10/31/2013	WD	Q	I	02	175,500
GRANTOR: GRACE ALFRED J JR & H						
GRANTEE: ADAMS ETHAN W						
1006/1268	9/06/2001	WD	Q	I		139,900
GRANTOR: ARNETT PROPERTIES INC						
GRANTEE: GRACE ALFRED JR & H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W15 FOP=[YR=2001] W13 S5 E13 N5 $ S5 W13 N5 W26 S33 FGR=[YR=2001] S24 E22 N24 W22 $ E33 FOP=[YR=2001] S4 E7 N4 W7 $ E21 N33 $.

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	1,903.00	SF	4.00	4.00	100	2001	2001	3	82	6,242	

LAND DESCRIPTION

TOTAL OB/XF 6,911

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	1.26	AC		1.00	1.00	1.00	80,000.00	80,000.00	100,800							

REVIEW DATE 10/25/2018 BY SBX Total Acres: 1.26 Total Land Value: 100,800 Market: 0 Agricultural: 0 Common: 100,800 PRINTED 08/02/2023 BY SYS