LOT 59
IN OR 1915/1263
REPLAT OF GLEN LAUREL PB 6/128

RENTZ CAREY DRYDEN & KEVIN W
96608 SWEETBRIAR LN
YULEE, FL 32097

2023

44-3N-28-528G-0059-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

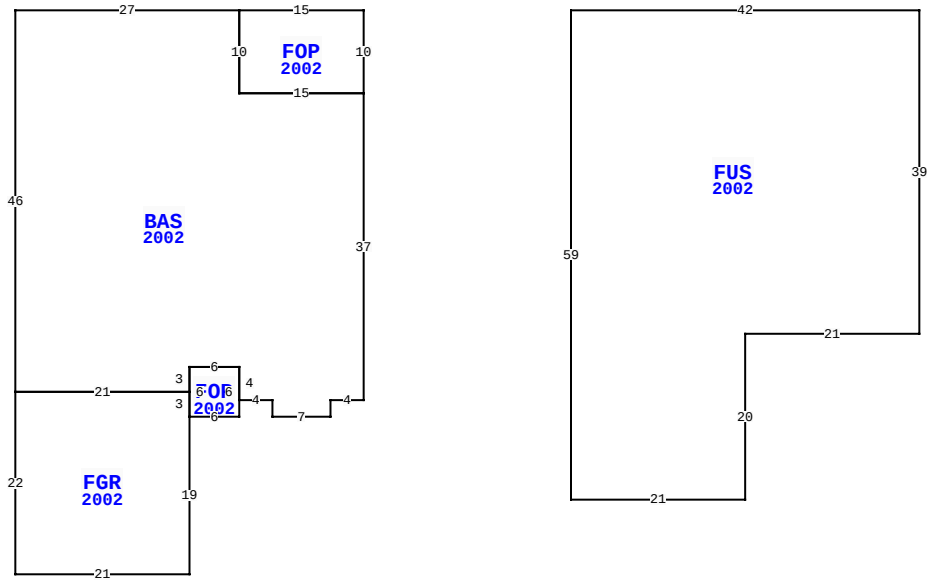
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4065.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,793	100	1,793	208,454
FGR	462	55	254	29,530
FOP	36	30	11	1,279
FOP	150	30	45	5,232
FUS	2,058	100	2,058	239,262
TOTALS	4,499		4,161	483,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,161	106.9992	127.06	528,697	2002	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2020 Heated Area: 3851 HX Base Yr



96608 SWEETBRIAR LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		504,211
TOTAL MARKET OB/XF VALUE		30,320
TOTAL LAND VALUE - MARKET		94,400
TOTAL MARKET VALUE		628,931
SOH/AGL Deduction		177,403
ASSESSED VALUE		451,528
TOTAL EXEMPTION VALUE	13	451,528
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		628,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		540,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108611	REPAIR/RRF	15,300	08/01/2021
B2005010	FDG 24X40	46,368	08/01/2020
B1906821	(2) DOORS	0	08/01/2019
R013575	NEW CONSTR	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1915/1263	5/02/2014	WD	Q	I	01	345,000
GRANTOR: MATHIS MICHAEL B & MI						
GRANTEE: RENTZ CAREY DRYDEN						
1669/0410	3/23/2010	WD	U	I	12	250,000
GRANTOR: MORRIS DANNY LEWIS JR						
GRANTEE: MATHIS MICHAEL B &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2002] W15 BAS=[YR=2002] W27 S46 FGR=[YR=2002] S22 E21N19 FOP=[YR=2002] E6 N6 W6 S6$ N3 W21$ E21N3 E6 S4 E4 S2E7 N2 E4 N37 W15 N10$ S10 E15 N10$ PTR=E25 FUS=[YR=2002] E42 S39 W21 S20 W21 N59$ W25$.

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	2,897.00	SF	4.00	4.00	100	2002	2002	3	83	9,618	
2	0911	SCRN RM A	0	100	42	27	1,134.00	SF	17.50	17.50	100	2002	2002	3	21	4,167	
3	0861	POOL GUNIT	0	100	13	31	403.00	SF	85.00	85.00	100	2002	2002	3	32	10,962	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	21	420	
5	0845	KOOL DECK	0	100	0	0	731.00	SF	7.25	7.25	100	2002	2002	3	83	4,399	
6	1126	CB/STC 8"	0	100	0	0	42.00	SF	8.00	8.00	100	2002	2002	3	83	279	
7	1242	WD DECK A	0	100	8	27	216.00	SF	10.00	10.00	100	2003	2003	3	22	475	

LAND DESCRIPTION

TOTAL OB/XF 30,320

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	1.18	AC		1.00	1.00	1.00	80,000.00	80,000.00	94,400							

REVIEW DATE 01/06/2021 BY KW Total Acres: 1.18 Total Land Value: 94,400 Market: 0 Agricultural: 0 Common: 94,400 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

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	03	CONC FINSH 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	06	Quality Level 06

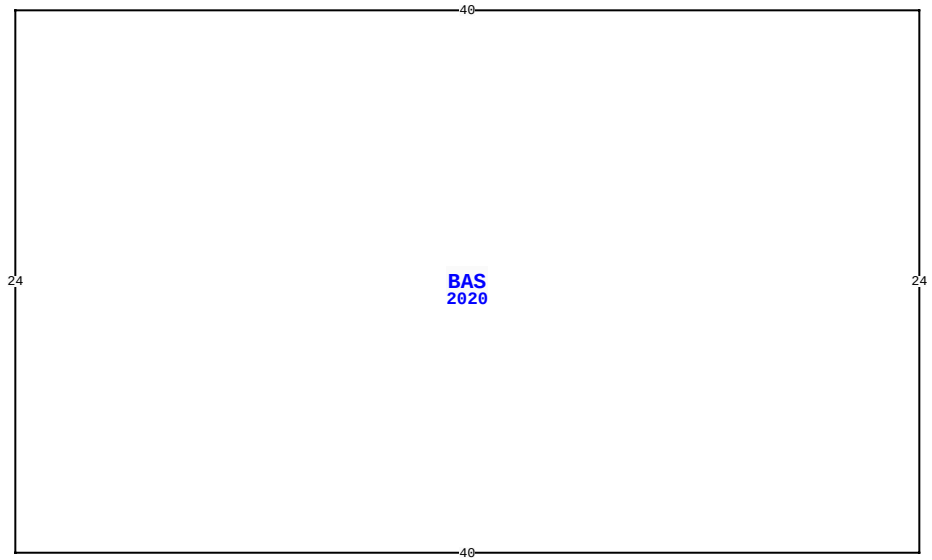
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4065.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	20,453
TOTALS	960		960	20,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	62.1000	21.74	20,870	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2020 Heated Area: 960 HX Base Yr



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BASE TAXABLE VALUE		0
TOTAL JUST VALUE		628,931
NCON VALUE		0
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PREVIOUS YEAR MKT VALUE		540,715

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GRANTOR: MORRIS DANNY LEWIS JR						
GRANTEE: MATHIS MICHAEL B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W40 S24 E40 N24$.

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

REVIEW DATE 01/06/2021 BY KW Total Acres: 1.18 Total Land Value: 94,400 Market: 0 Agricultural: 0 Common: 94,400 PRINTED 08/02/2023 BY SYS