LOT 60
REPLAT OF GLEN LAUREL PB 6/128

PROVO DENNIS D & PEGGY L L/E/
96632 SWEETBRIAR LN
YULEE, FL 32097

2023

44-3N-28-528G-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

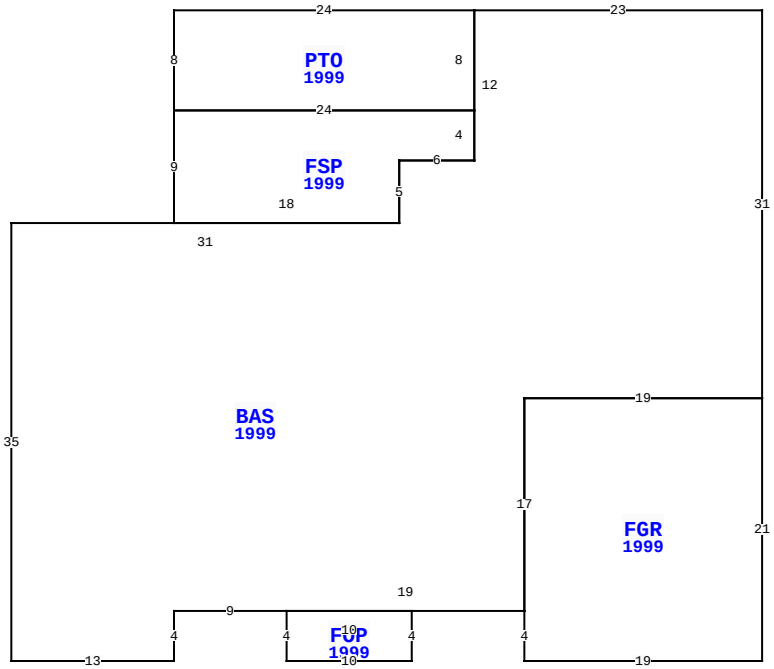
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,010	100	2,010	244,689
FGR	399	55	219	26,660
FOP	40	30	12	1,461
FSP	186	40	74	9,008
PTO	192	5	10	1,217
TOTALS	2,827		2,325	283,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,325	112.1610	133.19	309,667	1999	2004	0	0	0	8.60	91.40

1 SNGL FAM – 100% - 2011 Heated Area: 2010 HX Base Yr 2011



96632 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		283,036
TOTAL MARKET OB/XF VALUE		8,509
TOTAL LAND VALUE - MARKET		110,400
TOTAL MARKET VALUE		401,945
SOH/AGL Deduction		226,086
ASSESSED VALUE		175,859
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,859
TOTAL JUST VALUE		401,945
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909746	REPAIR/RRF	0	11/01/2019
B1701522	REMODEL	6,405	04/01/2017
9905831	NEW CONSTR	109,548	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2430/0475	1/27/2021	LE	U	I	11	100
GRANTOR: PROVO DENNIS D & PEGG						
GRANTEE: STARKS HEATHER & AL						
1712/1787	12/01/2010	WD	Q	I	01	170,000
GRANTOR: SMITH JUDITH L TRUSTE						
GRANTEE: PROVO DENNIS D & PE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W23 PTO=[YR=1999] W24 S8 FSP=[YR=1999] S9 E18 N5 E6 N4 W24 $ E24 N8 $ S12 W6 S5 W31 S35 E13 N4 E9 FOP=[YR=1999] S4 E10 N4 W10 $ E19 FGR=[YR=1999] S4 E19 N21 W19 S17 $ N17 E19 N31 $.

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	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	1999	1999	3	79	308	
2	0810	CONCRETE A	0	100	0	0	1,597.00	SF	6.50	6.50	100	1999	1999	3	79	8,201	

LAND DESCRIPTION

TOTAL OB/XF 8,509

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	0003		0.00	0.00	1.38	AC		1.00	1.00	1.00	80,000.00	80,000.00	110,400							

REVIEW DATE 03/11/2022 BY KWA Total Acres: 1.38 Total Land Value: 110,400 Market: 0 Agricultural: 0 Common: 110,400 PRINTED 08/02/2023 BY SYS