

LOT 21
IN OR 1827/61
GMHGA1469926075A &

GUINN JOHN R
96434 SWEETBRIAR LN
YULEE, FL 32097

2023

48-3N-28-0130-0021-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	05	AVERAGE 100								0800	02	1,680	117.2000	82.04	137,827	2000	2000	0	0	0	52.00	48.00																											
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 0% - 0										Heated Area: 1680										HX Base Yr																			
Roof Cover	03	COMP SHNGL 100								28 60 28 60 BAS 2000																																							
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																																															
Quality		03	Quality Level 03																																														
DOR CODE		0200	MOBILE HOME																																														
MAP NUM			MKT AREA																		04																												
NEIGHBORHOOD/LOC		4031.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	1,680	100	1,680	66,157																																													
TOTALS		1,680	1,680	66,157																																													
EXTRA FEATURES		97030 TOPAZ CT, YULEE																																															
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																																
1	0811	CONCRETE B	0	0	0	0	1,122.00	SF	5.20	5.20	100	2000	2000	3	80	4,668																																	
3	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	2000	2000	3	20	64																																	
4	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	2000	2000	3	20	64																																	
5	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	2000	2000	3	20	64																																	
6	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975																																	
LAND DESCRIPTION		TOTAL OB/XF 7,835																																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	000102	C	SFR/MH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000																																
REVIEW DATE 07/11/2017 BY KWX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																																																	