LOT 1
IN OR 2088/124
REPLAT OF GLEN LAUREL PB 6/128

CHRISTENSEN KIM & GINA ARNETTA
96650 SWEETBRIAR LN
YULEE, FL 32097

2024

44-3N-28-528G-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 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		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

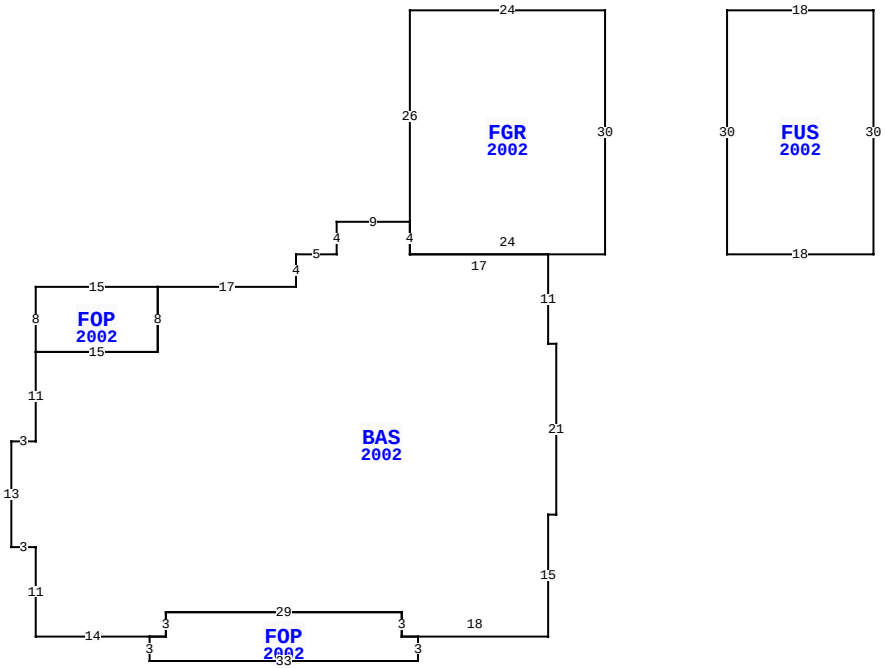
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4065.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,722	100	2,722	304,900
FGR	720	55	396	44,357
FOP	120	30	36	4,032
FOP	186	30	56	6,272
FUS	540	100	540	60,487
TOTALS	4,288		3,750	420,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,750	100.7190	125.90	472,125	2002	2002	0	0	0	11.03	88.97

1 SNGL FAM – 100% - 2017 Heated Area: 3262 HX Base Yr 2017



96650 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 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		420,050
TOTAL MARKET OB/XF VALUE		44,834
TOTAL LAND VALUE - MARKET		156,000
TOTAL MARKET VALUE		620,884
SOH/AGL Deduction		187,449
ASSESSED VALUE		433,435
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		383,435
TOTAL JUST VALUE		620,884
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		646,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310652	XFOB	5,532	01/01/2003
R013582	NEW CONSTR	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2088/0124	12/09/2016	WD	Q	I	01	420,000
GRANTOR: HOLT JORDAN C & ABIGA						
GRANTEE: CHRISTENSEN KIM & G						
1891/0833	11/25/2013	WD	Q	I	02	395,000
GRANTOR: WOOD MICHAEL G & HEAT						
GRANTEE: HOLT JORDAN C & ABI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2002] W24 S26 BAS=[YR=2002] W9 S4 W5 S4 W17
FOP=[YR=2002] W15 S8 E15 N8 $ S8 W15 S11 W3 S13 E3 S11 E14
FOP=[YR=2002] S3 E33 N3 W2 N3 W29 S3 W2 $ E2 N3 E29 S3 E18
N15 E1 N21 W1 N11 W17 N4 $ S4 E24 N30 $ PTR= E15
FUS=[YR=2002] E18 S30 W18 N30 $ W15 $.

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	6,337.00	SF	4.00	4.00	100	2002	2002	3	82	20,785	
2	0911	SCRN RM A	0	100	0	0	1,564.00	SF	17.50	17.50	100	2002	2002	3	20	5,474	
3	0861	POOL GUNIT	0	100	0	0	496.00	SF	85.00	85.00	100	2002	2002	3	29	12,226	
4	0845	KOOL DECK	0	100	0	0	1,068.00	SF	7.25	7.25	100	2002	2002	3	82	6,349	

LAND DESCRIPTION

TOTAL OB/XF 44,834

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		RSF-1	0.00	0.00	1.95	AC		1.00	1.00	1.00	80,000.00	80,000.00	156,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.95 Total Land Value: 156,000 Market: 0 Agricultural: 0 Common: 156,000 PRINTED 08/06/2024 BY SYS