

LOT 2
IN OR 913/837
REPLAT OF GLEN LAUREL PB 6/128

VINES DUMAS J JR & DEBORAH J
96664 SWEETBRIAR LANE
YULEE, FL 32097

2024

44-3N-28-528G-0002-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structure	10	STEEL FRME 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	07	NONE 100		
Interior Floor	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	05	Quality Level 05		
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	720	100	720	14,488
TOTALS	720		720	14,488

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	720	60.5000	21.18	15,250	2018	2018	0	0	5.00	95.00
2 GARAGE RES - 100% - 2000											
Heated Area: 720											
HX Base Yr 2000											
401840BAS2018											
96664 SWEETBRIAR LN, YULEE											
				BLD DATE					LGL DATE	06/14/2023	
				XF DATE					LAND DATE		
				INC DATE					AG DATE		

NASSAU COUNTY PROPERTY										PAGE 2 of 2		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										397,278		
TOTAL MARKET OB/XF VALUE										11,079		
TOTAL LAND VALUE - MARKET										118,400		
TOTAL MARKET VALUE										526,757		
SOH/AGL Deduction										272,241		
ASSESSED VALUE										254,516		
TOTAL EXEMPTION VALUE					HX HB					50,000		
BASE TAXABLE VALUE										204,516		
TOTAL JUST VALUE										526,757		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										548,538		