LOT 4
IN OR 869/1049
REPLAT OF GLEN LAUREL PB 6/128

JOHNSON DUANE R & NANCY J
96659 SWEETBRIAR LANE
YULEE, FL 32097

2024

44-3N-28-528G-0004-0000

BUILDING CHARACTERISTICS

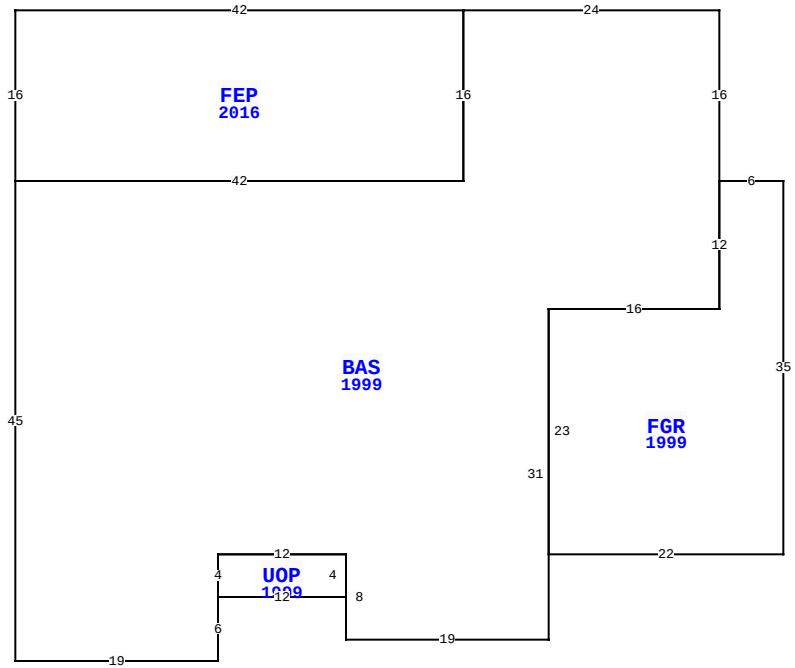
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,668	100	2,668	276,731
FEP	672	80	538	55,803
FGR	578	55	318	32,983
UOP	48	20	10	1,037
TOTALS	3,966		3,534	366,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,534	95.9310	119.91	423,762	1999	2005	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2000 Heated Area: 2668 HX Base Yr 2000



96659 SWEETBRIAR LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		366,554
TOTAL MARKET OB/XF VALUE		120,415
TOTAL LAND VALUE - MARKET		185,400
TOTAL MARKET VALUE		672,369
SOH/AGL Deduction		315,772
ASSESSED VALUE		356,597
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		301,597
TOTAL JUST VALUE		672,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		700,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106455	ROOF	24,784	05/19/2021
B1705129	GENERATOR	400	10/01/2017
E24817	ELEC OTHER	0	03/01/2012
B25440	GARAGE	77,300	12/01/2011
B22074	REMODEL	7,500	11/01/2008
B0310857	XFOB	7,545	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0869/1049	2/25/1999	WD	Q	V		33,200

GRANTOR: GLEN LAUREL GENERAL P

GRANTEE: JOHNSON DUANE R & N

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1999] W6 BAS=[YR=1999] N16 W24 FEP=[YR=2016] W42 S16 E42 N16$ S16 W42 S45 E19 N6 UOP=[YR=1999] E12 N4 W12 S4 $ N4 E12 S8 E19 N31 E16 N12 $ S12 W16 S23 E22 N35 $.

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	2,192.00	SF	4.00	4.00	100	1999	1999	3	77	6,751	
2	0810	CONCRETE A	0	100	0	0	189.00	SF	6.50	6.50	100	1999	1999	3	77	946	
3	0510	GARAGE WD-	0	100	50	40	2,000.00	SF	35.00	35.00	100	2012	2012	3	68	47,600	
4	0861	POOL GUNIT	0	100	0	0	675.00	SF	85.00	85.00	100	2011	2011	3	64	36,720	
5	0855	CONC PAVER	0	100	0	0	1,041.00	SF	10.00	10.00	100	2011	2011	3	92	9,577	
6	0911	SCRN RM A	0	100	52	33	1,716.00	SF	17.50	17.50	100	2011	2011	3	50	15,015	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2011	2011	3	50	500	
8	0811	CONCRETE B	0	100	0	0	691.00	SF	5.20	5.20	100	2011	2011	3	92	3,306	

LAND DESCRIPTION

TOTAL OB/XF 120,415

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	3.09	AC		1.00	1.00	0.75	80,000.00	60,000.00	185,400							

REVIEW DATE 03/11/2022 BY KWA Total Acres: 3.09 Total Land Value: 185,400 Market: 0 Agricultural: 0 Common: 185,400 PRINTED 08/06/2024 BY SYS