LOT 6
IN OR 1272/83
REPLAT OF GLEN LAUREL PB 6/128

HALL JEFFERY A/WYNNE JENNIFER M
96629 SWEETBRIAR LANE
YULEE, FL 32097

2024

44-3N-28-528G-0006-0000

BUILDING CHARACTERISTICS

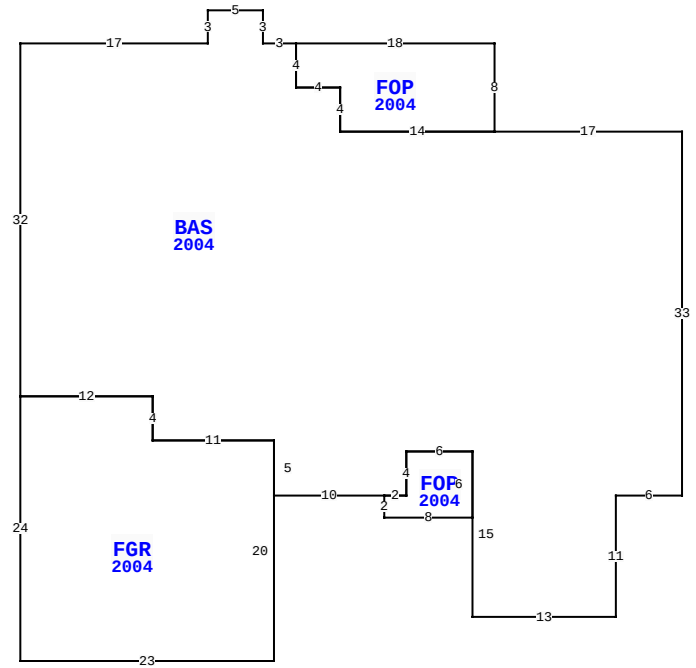
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,167	100	2,167	243,152
FGR	508	55	279	31,306
FOP	40	30	12	1,346
FOP	128	30	38	4,264
TOTALS	2,843		2,496	280,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,496	101.1408	126.43	315,569	2004	2004	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2005 Heated Area: 2167 HX Base Yr 2005



96629 SWEETBRIAR LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2024 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		280,067
TOTAL MARKET OB/XF VALUE		10,488
TOTAL LAND VALUE - MARKET		40,800
TOTAL MARKET VALUE		331,355
SOH/AGL Deduction		149,535
ASSESSED VALUE		181,820
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		131,820
TOTAL JUST VALUE		331,355
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1272/0083	11/08/2004	WD	Q	I		225,000
GRANTOR: SUNCOAST LIVING LLC						
GRANTEE: HALL JEFFERY & JENN						
1150/0331	7/02/2003	WD	U	V	06	100
GRANTOR: WOOD MATTHEW G						
GRANTEE: SUNCOAST LIVING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 FOP=[YR=2004] N8 W18 S4 E4 S4 E14$ W14 N4 W4 N4 W3 N3 W5 S3 W17 S32 FGR=[YR=2004] S24 E23 N20 W11 N4 W12$ E12 S4 E11 S5 E10 FOP=[YR=2004] S2 E8 N6 W6 S4 W2$ E2 N4 E6 S15 E13 N11 E6 N33$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	1,696.00	SF	5.20	5.20	100	2004	2004	3	84	7,408	

LAND DESCRIPTION

TOTAL OB/XF 10,488

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	0.51	AC		1.00	1.00	1.00	80,000.00	80,000.00	40,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.51 Total Land Value: 40,800 Market: 0 Agricultural: 0 Common: 40,800 PRINTED 08/06/2024 BY SYS