LOT 8
IN OR 1844/1761
REPLAT OF GLEN LAUREL PB 6/128

DOBER ALAN E & RUTH A
96559 SWEETBRIAR LN
YULEE, FL 32097

2024

44-3N-28-528G-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

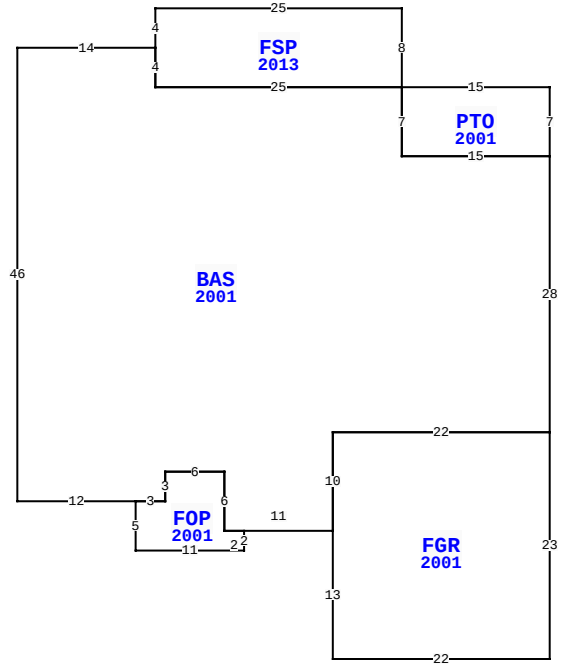
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4065.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	2,080	219,775
FGR	506	55	278	29,374
FOP	67	30	20	2,113
FSP	200	40	80	8,453
PTO	105	5	5	529
TOTALS	2,958		2,463	260,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,463	101.2320	126.54	311,668	2001	2001	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2014 Heated Area: 2080 HX Base Yr 2014



96559 SWEETBRIAR LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,243
TOTAL MARKET OB/XF VALUE		26,349
TOTAL LAND VALUE - MARKET		77,600
TOTAL MARKET VALUE		364,192
SOH/AGL Deduction		177,150
ASSESSED VALUE		187,042
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		137,042
TOTAL JUST VALUE		364,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703758	SOLAR PANELS	24,000	06/01/2017
E1327055	NEW CONSTR	0	12/01/2013
R013576	NEW CONSTR	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1844/1761	2/15/2013	WD	Q	I	02	175,000
GRANTOR: BENTON JAMES F & CARO						
GRANTEE: DOBER ALAN E & RUTH						
1001/1753	8/08/2001	WD	U	V	19	30,000
GRANTOR: ARNETT PROPERTIES INC						
GRANTEE: BENTON JAMES F & CA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2001] W15 FSP=[YR=2013] N8 W25 S4 BAS=[YR=2001] W14 S46 E12 FOP=[YR=2001] S5 E11N2 W2 N6 W6 S3 W3 $ E3 N3 E6 S6 E11 FGR=[YR=2001] S13 E22 N23 W22 S10 $ N10 E22 N28 W15 N7 W25 N4 $ S4 E25 $ S7 E15 N7 $.

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	2001	2001	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	2,438.00	SF	4.00	4.00	100	2001	2001	3	80	7,802	
3	1127	BRICK 8"	0	100	0	0	64.00	SF	11.00	11.00	100	2001	2001	3	94	662	
4	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	2013	2013	3	71	14,910	

LAND DESCRIPTION

TOTAL OB/XF 26,349

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	0.97	AC		1.00	1.00	1.00	80,000.00	80,000.00	77,600							

REVIEW DATE 04/23/2019 BY KWA Total Acres: 0.97 Total Land Value: 77,600 Market: 0 Agricultural: 0 Common: 77,600 PRINTED 08/06/2024 BY SYS