



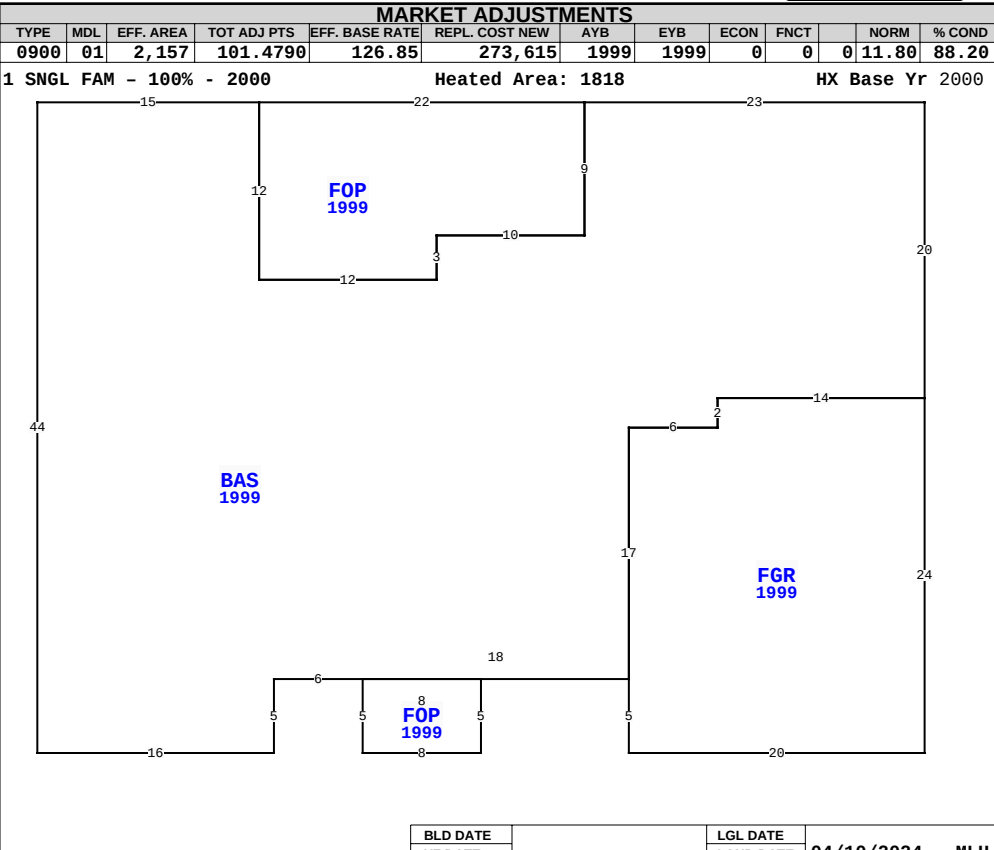
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	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	1,818	100	1,818	203,401
FGR	468	55	257	28,753
FOP	40	30	12	1,342
FOP	234	30	70	7,832
TOTALS	2,560		2,157	241,328

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	70	19	1,330.00	SF	6.50	6.50	
4	0811	CONCRETE B	0	100	0	0	870.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	0.93	AC	



96523 SWEETBRIAR LN, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/10/2024
	INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		241,328	
TOTAL MARKET OB/XF VALUE		13,496	
TOTAL LAND VALUE - MARKET		74,400	
TOTAL MARKET VALUE		329,224	
SOH/AGL Deduction		164,204	
ASSESSED VALUE		165,020	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		115,020	
TOTAL JUST VALUE		329,224	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		348,938	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000999	26 X 40 STORAGE B	66,757	01/26/2024
B1703758	ELEC OTHER	24,400	06/01/2017
994047	NEW CONSTR	94,000	11/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0914/1255	1/07/2000	WD U	I	21	
GRANTOR: HALLMARK HOMES INC					
GRANTEE: SCOTT STEVEN A					
0888/0835	6/23/1999	WD U	V	19	
GRANTOR: GLEN LAUREL GENERAL P					
GRANTEE: HALLMARK HOMES INC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W23 FOP=[YR=1999] W22 S12 E12 N3 E10 N9 \$ S9 W10 S3 W12 N12 W15 S44 E16 N5 E6 FOP=[YR=1999] S5 E8 N5 W8 \$ E18 FGR=[YR=1999] S5 E20 N24 W14 S2 W6 S17 \$ N17 E6 N2 E14 N20 \$.											