



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	13	LVT/LAMMT 40
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	1,689	100	1,689	197,475
FGR	448	55	246	28,762
FOP	26	30	8	935
FSP	240	40	96	11,224
TOTALS	2,403		2,039	238,397

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	0812	CONCRETE C	0	100	0	0	1,902.00	SF	4.00	4.00	
3	0510	GARAGE WD-	0	100	31	41	1,271.00	SF	35.00	35.00	
4	0810	CONCRETE A	0	100	0	0	310.00	SF	6.50	6.50	
5	0855	CONC PAVER	0	100	20	3	60.00	SF	10.00	10.00	

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	1.36	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,039	102.2238	127.78	260,543	2001	2005	0	0	8.50	91.50
1 SNGL FAM - 100% - 2002 Heated Area: 1689 HX Base Yr 2002											
96385 SWEETBRIAR LN, YULEE											
BLD DATE				LGL DATE				06/14/2023			
XF DATE				LAND DATE				MLU			
INC DATE				AG DATE							

TOTAL OB/XF											
27,351											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										238,397	
TOTAL MARKET OB/XF VALUE										27,351	
TOTAL LAND VALUE - MARKET										108,800	
TOTAL MARKET VALUE										374,548	
SOH/AGL Deduction										194,466	
ASSESSED VALUE										180,082	
TOTAL EXEMPTION VALUE										HX HB WX SX 105,000	
BASE TAXABLE VALUE										75,082	
TOTAL JUST VALUE										374,548	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										389,851	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109053	(9) WINDOWS	5,991	08/01/2021
B0412579	GARAGE	39,600	04/01/2004
M015119	H/AC	0	06/01/2001
B018284	NEW CONSTR	82,566	05/01/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2273/1395	5/01/2019	SW	U	I	11	100			
GRANTOR: ROCKEY NANCY									
GRANTEE: ROCKEY NANCY D LIVI									
1007/0897	9/12/2001	WD	Q	I		151,800			
GRANTOR: HALLMARK HOMES INC									
GRANTEE: ROCKEY RONALD & NAN									

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2001] W14 FSP=[YR=2001] N12 W20 S12 E20 \$ W33 S39 E10 FOP=[YR=2001] S1 E10 N1 W3 N4 W4 S4 W3 \$ E3 N4 E4 S4 E10 FGR=[YR=2001] S16 E20 N23 W17 S4 W3 S3\$ N3 E3 N4 E17 N32 \$.											