



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
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NEIGHBORHOOD/LOC	4065.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	1,916	216,325
FGR	370	55	204	23,033
FOP	40	30	12	1,355
FSP	234	40	94	10,613
PTO	100	5	5	564

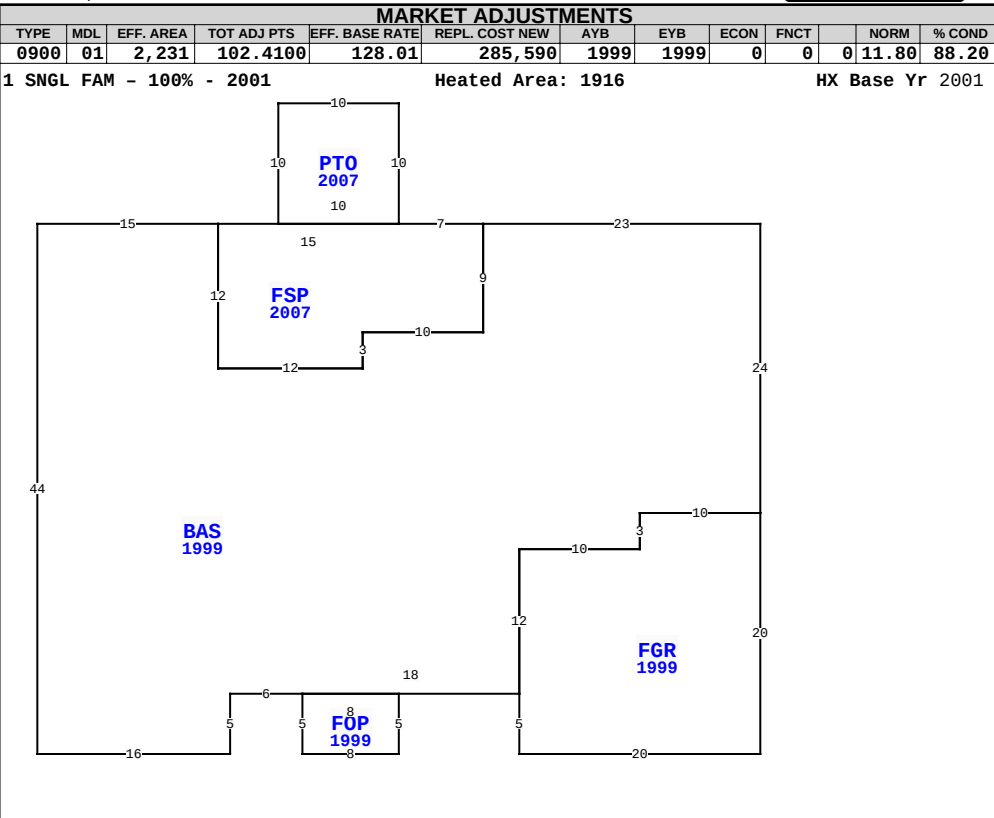
TOTALS	2,660		2,231	251,890
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EXTRA FEATURES

L N	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	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	100	58	3	174.00	SF	6.50	6.50	100	1999	1999	3	77	871	
3	0810	CONCRETE A	0	100	0	0	1,818.00	SF	6.50	6.50	100	1999	1999	3	77	9,099	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	RSF-1	0.00	0.00	1.49	AC		1.00	1.00	1.00	80,000.00	80,000.00	119,200							



BLD DATE	02/23/2015	KK	LGL DATE	
XF DATE			LAND DATE	06/14/2023
INC DATE			AG DATE	MLU

96303 SWEETBRIAR LN, YULEE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		251,890	
TOTAL MARKET OB/XF VALUE		12,875	
TOTAL LAND VALUE - MARKET		119,200	
TOTAL MARKET VALUE		383,965	
SOH/AGL Deduction		208,275	
ASSESSED VALUE		175,690	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		120,690	
TOTAL JUST VALUE		383,965	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		398,352	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1707757	REPAIR/RRF	11,804	12/01/2017
9905735	NEW CONSTR	92,799	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0925/0365	3/22/2000	WD	Q	I		149,900

GRANTOR: HALLMARK HOMES INC	
GRANTEE: QUINN JOHN W & SARA	
0863/0135	1/15/1999 WD U V 19 22,000
GRANTOR: GLEN LAUREL GENERAL P	
GRANTEE: HALLMARK HOMES INC	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W23 FSP=[YR=2007] W7 PTO=[YR=2007] N10 W10 S10 E10\$ W15 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 N20 W10 S3 W10 S12 \$ N12 E10 N3 E10 N24 \$.