

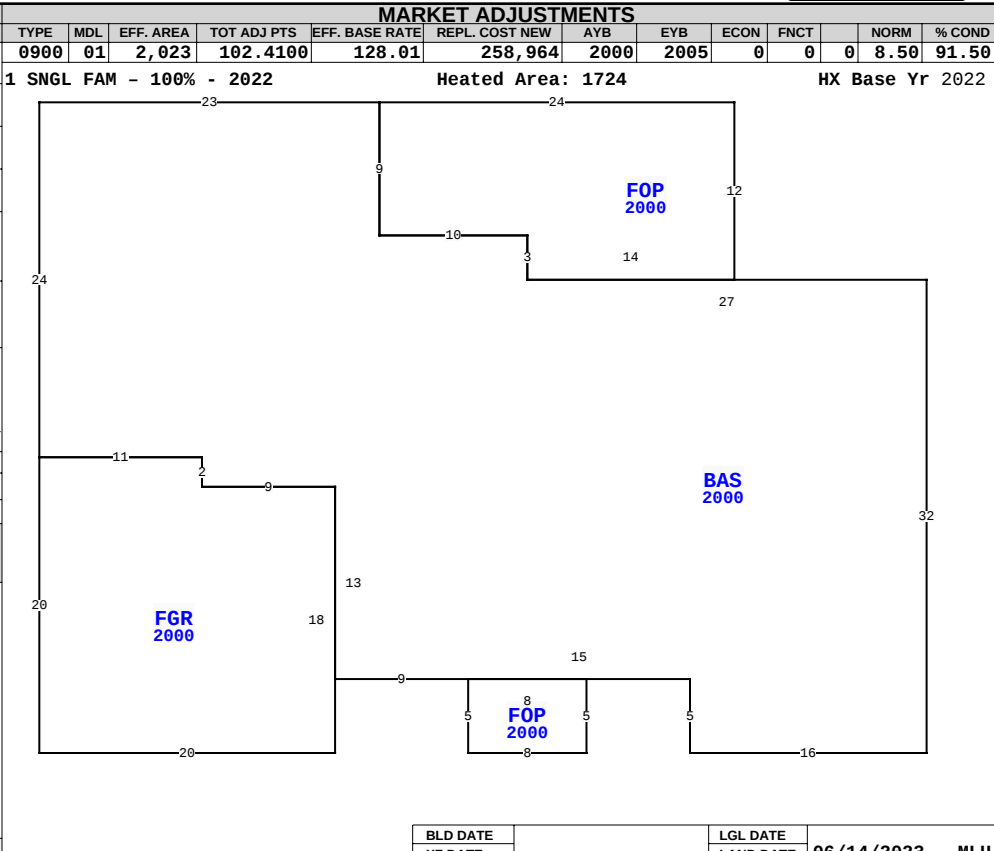


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,724	100	1,724	201,930
FGR	382	55	210	24,597
FOP	40	30	12	1,405
FOP	258	30	77	9,019
TOTALS	2,404		2,023	236,952

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	2,663.00	SF	4.00	



96001 SWEETBRIAR LN, YULEE									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
06/14/2023 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		236,952	
TOTAL MARKET OB/XF VALUE		11,355	
TOTAL LAND VALUE - MARKET		170,880	
TOTAL MARKET VALUE		419,187	
SOH/AGL Deduction		40,511	
ASSESSED VALUE		378,676	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		328,676	
TOTAL JUST VALUE		419,187	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		432,535	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
006830	NEW CONSTR	87,000	02/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2600/1209	10/25/2022	QC	U	I	11	100
GRANTOR: HUNT MARTHA C & RONAL						
GRANTEE: HUNT MARTHA C & RON						
2490/0539	8/23/2021	WD	Q	I	01	375,000
GRANTOR: LAWRENCE JOSEPH II						
GRANTEE: HUNT MARTHA C & RON						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2000] W24 BAS=[YR=2000] W23 S24 FGR=[YR=2000] S20 E20 N18 W9 N2 W11\$ E11 S2 E9 S13 E9 FOP=[YR=2000] S5 E8 N5 W8\$ E15 S5 E16 N32 W27 N3 W10 N9\$ S9 E10 S3 E14 N12\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100			0.00	0.00	2.67

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
AC		1.00	1.00	0.80	80,000.00	64,000.00	170,880		