LOT 34 IN OR 888/1754
REPLAT OF GLEN LAUREL PB 6/128

BRYAN ANDREW T & TERESA L
96002 SWEETBRIAR LANE
YULEE, FL 32097

2024

44-3N-28-528G-0034-0000

BUILDING CHARACTERISTICS

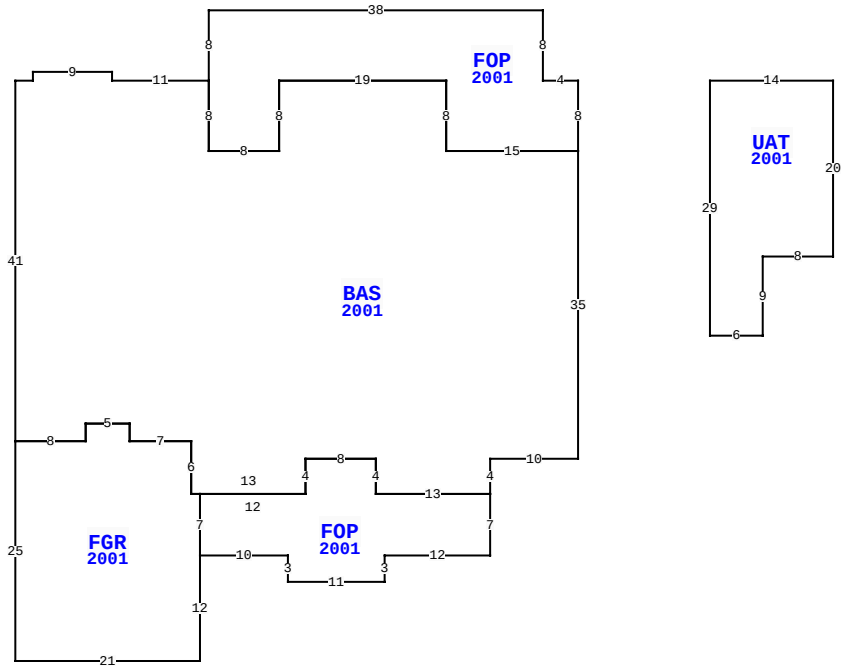
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,631	100	2,631	272,842
FGR	529	55	291	30,178
FOP	296	30	89	9,230
FOP	488	30	146	15,141
UAT	334	10	33	3,422
TOTALS	4,278		3,190	330,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,190	98.0628	122.58	391,030	2001	2001	0	0	0	15.40	84.60

1 SNGL FAM – 100% - 2003 Heated Area: 2631 HX Base Yr 2003



96002 SWEETBRIAR LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/14/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		330,811
TOTAL MARKET OB/XF VALUE		14,057
TOTAL LAND VALUE - MARKET		151,040
TOTAL MARKET VALUE		495,908
SOH/AGL Deduction		280,485
ASSESSED VALUE		215,423
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		160,423
TOTAL JUST VALUE		495,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		515,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B07807	NEW CONSTR	202,640	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0889/1996	7/06/1999	WD	U	V	19	54,000
GRANTOR: GLEN LAUREL GENERAL P						
GRANTEE: HALLMARK HOMES INC						
0888/1754	6/28/1999	WD	Q	V		29,200
GRANTOR: HALLMARK HOMES INC						
GRANTEE: BRYAN ANDREW T & TE						

BUILDING NOTES

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	3,463.00	SF	4.00	4.00	100	2001	2001	3	80	11,082	

BUILDING DIMENSIONS

FOP=[YR=2001] W4 N8 W38 S8 BAS=[YR=2001] W11 N1 W9 S1 W2 S41 FGR=[YR=2001] S25 E21 N12FOP=[YR=2001] E10 S3 E11 N3 E12 N7 W13 N4 W8 S4 W12 S7 $ N7 W1 N6 W7 N2 W5 S2 W8 $ E8 N2 E5 S2 E7 S6 E13 N4 E8 S4 E13 N4 E10 N35 W15 N8 W19 S8 W8 N8 $ S8 E8 N8 E19 S8 E15 N8 $ PTR= E15 UAT=[YR=2001] E14 S20 W8 S9 W6 N29 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 14,057

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			0.00	0.00	2.36	AC		1.00	1.00	0.80	80,000.00	64,000.00	151,040							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.36 Total Land Value: 151,040 Market: 0 Agricultural: 0 Common: 151,040 PRINTED 08/06/2024 BY SYS