



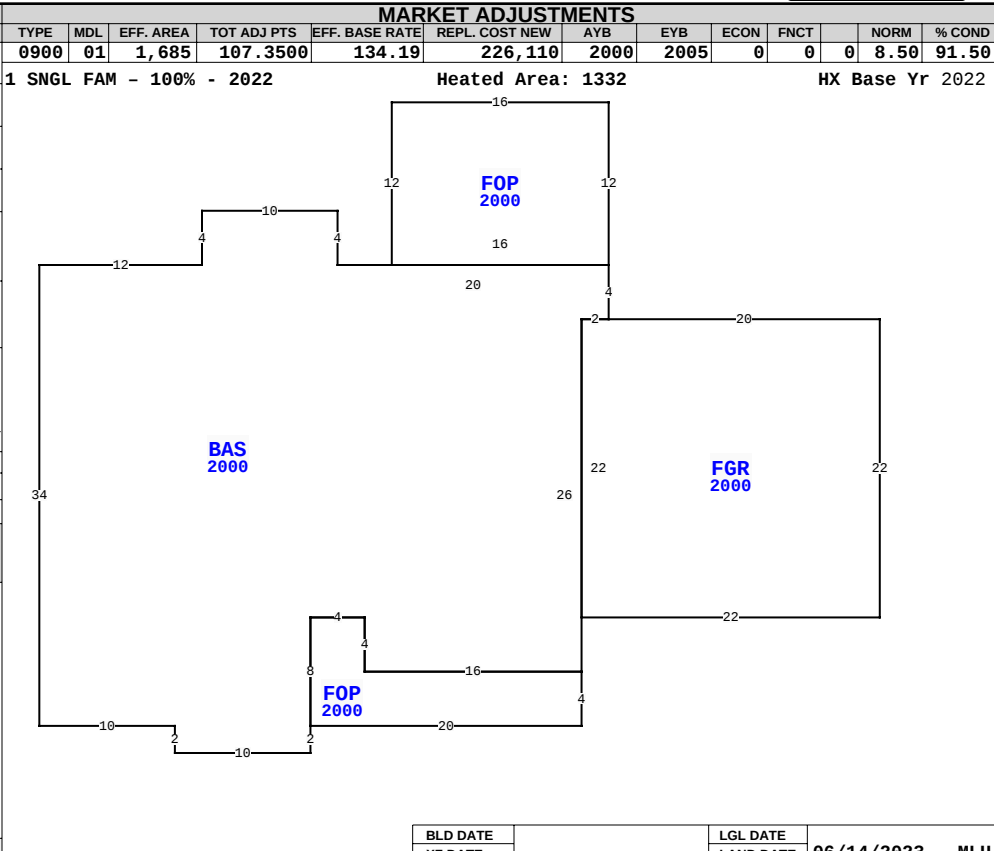
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,332	100	1,332	163,548
FGR	484	55	266	32,661
FOP	96	30	29	3,561
FOP	192	30	58	7,121
TOTALS	2,104		1,685	206,891

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	0811	CONCRETE B	0	100	0	0	1,877.00	SF	5.20	5.20	
3	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	
4	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	0	0	1,050.00	SF	7.25	7.25	
6	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
7	0811	CONCRETE B	0	100	0	0	920.00	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	CONSRV
1	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	1.57	AC	



96014 SWEETBRIAR LN, YULEE	BLD DATE	LGL DATE	06/14/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		227,149	
TOTAL MARKET OB/XF VALUE		41,208	
TOTAL LAND VALUE - MARKET		125,600	
TOTAL MARKET VALUE		393,957	
SOH/AGL Deduction		30,987	
ASSESSED VALUE		362,970	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		312,970	
TOTAL JUST VALUE		393,957	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		407,942	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20839	GARAGE	35,475	12/01/2007
R10914	REPAIR/RRF	2,000	12/01/2007
B18855	SWIM POOL	21,000	11/01/2006
996512	NEW CONSTR	79,000	10/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2519/0903	12/06/2021	WD	Q	I	02	345,000
GRANTOR: O'CONNOR DENESE (60%I						
GRANTEE: NAGEL CONNOR M & ME						
2477/0957	7/07/2021	FJ	U	I	11	0
GRANTOR: O'CONNOR TIMOTHY N ES						
GRANTEE: O'CONNOR DENESE & A						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2000] W20 BAS=[YR=2000] N4 FOP=[YR=2000] N12 W16 S12 E16 \$ W20 N4 W10 S4 W12 S34 E10 S2 E10 N2 FOP=[YR=2000] E20 N4 W16 N4 W4 S8 \$ N8 E4 S4 E16 N26 E2 \$ W2 S22 E22 N22 \$											



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		07	NONE 100	
Interior Floo		03	CONC FINSH 100	
Air Condition		01	NONE 100	
Heating Type		01	NONE 100	
Bedrooms			0 100	
Bathrooms			0 100	
Frame		02	WOOD FRAME 100	
Stories		1.	1. 100	
Units			0 100	
Occupancy		00	NONE 100	
Quality		06	Quality Level 06	
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	1,120	100	1,120	20,258

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,120	64.6070	22.61	25,323	2008	2008	0	0	0	20.00	80.00

2 GARAGE RES - 100% - 2022

Heated Area: 1120

HX Base Yr 2022

28

40

40

28

BAS
2008

BID DATE

IGL DATE