



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	1,859	100	1,859	203,266
FGR	396	55	218	23,836
FOP	32	30	10	1,094
PTO	120	5	6	656
TOTALS	2,407		2,093	228,852

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	1,073.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	2	4	8.00	SF	6.50	6.50	
3	0812	CONCRETE C	0	100	0	0	1,511.00	SF	4.00	4.00	
4	0510	GARAGE WD-	0	100	24	32	768.00	SF	35.00	35.00	
5	0810	CONCRETE A	0	100	24	10	240.00	SF	6.50	6.50	

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	1.38	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,093	100.5480	125.68	263,048	1999	1999	0	0	0 13.00	87.00
1 SNGL FAM - 100% - 2005 Heated Area: 1859 HX Base Yr 2005											
BAS 1999											
FGR 1999											
FOP 1999											
PTO 1999											

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
96090 SWEETBRIAR LN, YULEE				06/14/2023 MLU			

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										228,852	
TOTAL MARKET OB/XF VALUE										22,717	
TOTAL LAND VALUE - MARKET										110,400	
TOTAL MARKET VALUE										361,969	
SOH/AGL Deduction										193,636	
ASSESSED VALUE										168,333	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										118,333	
TOTAL JUST VALUE										361,969	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										376,233	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14553	NEW CONSTR	25,344	02/01/2005
R07221	REPAIR/RRF	500	02/01/2005
9906207	NEW CONSTR	82,534	06/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2717/1030	3/28/2024	QC	U	I	11	100	
GRANTOR: POWELL MICHAEL A & LA							
GRANTEE: POWELL JUSTIN M							
1230/1279	5/14/2004	WD	Q	I		193,000	
GRANTOR: COLLINS MARK A & SHAR							
GRANTEE: POWELL MICHAEL A &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W22 PTO=[YR=1999] N10 W12 S10 E12 \$ W33 S41 E14 FOP=[YR=1999] S4 E8 N4 W8 \$ E21 FGR=[YR=1999] E20 N20 W18 S2 W2 S18 \$ N18 E2 N2 E18 N21 \$.											