LOT 40 CASE #05-DR-913
IN OR 1448/1186
REPLAT OF GLEN LAUREL PB 6/128

DIAZ MILAGROS
96158 SWEETBRIAR LANE
YULEE, FL 32097

2024

44-3N-28-528G-0040-0000

BUILDING CHARACTERISTICS

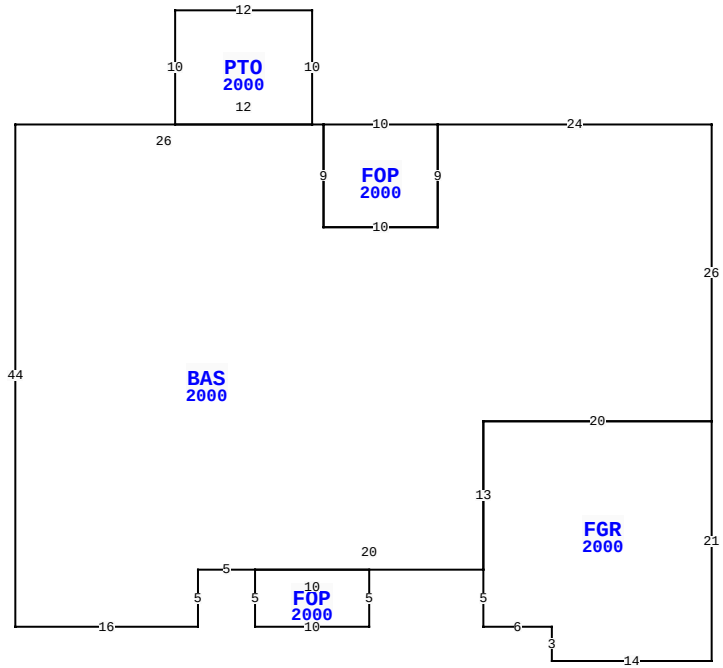
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,109	100	2,109	234,955
FGR	402	55	221	24,621
FOP	50	30	15	1,671
FOP	90	30	27	3,008
PTO	120	5	6	668
TOTALS	2,771		2,378	264,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,378	100.4549	125.57	298,605	2000	2000	0	0	0	11.28	88.72

1 SNGL FAM – 100% - 2001 Heated Area: 2109 HX Base Yr 2001



96158 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		264,922
TOTAL MARKET OB/XF VALUE		3,312
TOTAL LAND VALUE - MARKET		112,800
TOTAL MARKET VALUE		381,034
SOH/AGL Deduction		223,338
ASSESSED VALUE		157,696
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,696
TOTAL JUST VALUE		381,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007764	SWIM POOL	17,500	11/01/2000
007163	NEW CONSTR	100,000	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1448/1186	9/29/2006	QC	U	I	01	100
GRANTOR: CRUZ GILBERTO						
GRANTEE: CRUZ MILAGROS						
0950/0432	9/20/2000	WD	Q	I		153,000
GRANTOR: HALLMARK HOMES INC						
GRANTEE: CRUZ GILBERTO & MIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W24 FOP=[YR=2000] W10 S9 E10 N9 $ S9 W10 N9 W1 PTO=[YR=2000] N10 W12 S10 E12 $ W26 S44 E16 N5 E5 FOP=[YR=2000] S5 E10 N5 W10 $ E20 FGR=[YR=2000] S5 E6 S3 E14 N21 W20 S13$ N13 E20 N26 $.

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	0812	CONCRETE C	0	100	0	0	1,048.00	SF	4.00	4.00	100	2000	2000	3	79	3,312	

LAND DESCRIPTION

TOTAL OB/XF 3,312

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		RSF-1	0.00	0.00	1.41	AC		1.00	1.00	1.00	80,000.00	80,000.00	112,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.41 Total Land Value: 112,800 Market: 0 Agricultural: 0 Common: 112,800 PRINTED 08/06/2024 BY SYS