LOT 41
IN OR 902/196
REPLAT OF GLEN LAUREL PB 6/128

CONSTANDE JAMES A & CHRISTY JO
96220 SWEETBRIAR LANE
YULEE, FL 32097

2024

44-3N-28-528G-0041-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

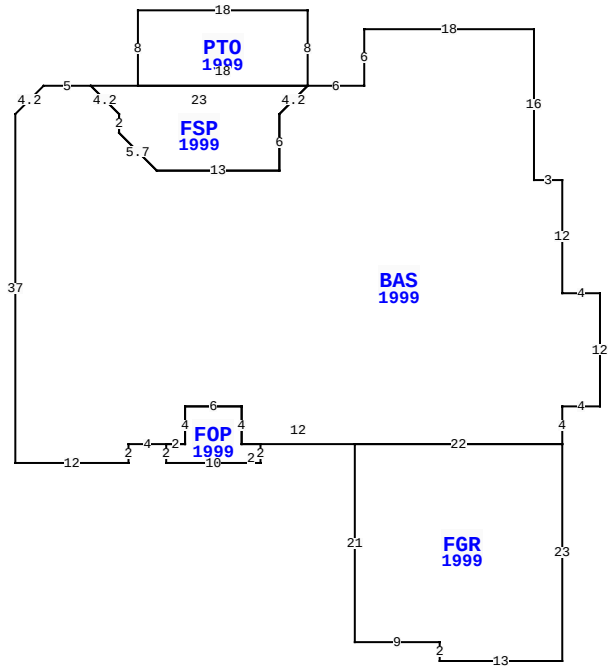
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4065.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,172	100	2,172	243,854
FGR	488	55	268	30,089
FOP	44	30	13	1,460
FSP	154	40	62	6,961
PTO	144	5	7	786
TOTALS	3,002		2,522	283,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,522	101.7792	127.22	320,849	1999	1999	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 2000 Heated Area: 2172 HX Base Yr 2000



96220 SWEETBRIAR LN, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,149
TOTAL MARKET OB/XF VALUE		11,361
TOTAL LAND VALUE - MARKET		116,800
TOTAL MARKET VALUE		411,310
SOH/AGL Deduction		225,554
ASSESSED VALUE		185,756
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		135,756
TOTAL JUST VALUE		411,310
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808169	WINDOWS	3,114	01/01/2018
R1705117	REPAIR/RRF	0	08/01/2017
9906073	NEW CONSTR	125,000	05/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0902/0196	10/05/1999	WD	Q	I		182,800
GRANTOR: HALLMARK HOMES						
GRANTEE: CONSTANDE JAMES A &						
0879/1667	4/21/1999	WD	U	V	19	45,000
GRANTOR: GLEN LAUREL GENERAL P						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W4 N12 W3 N16 W18 S6 W6 PTO=[YR=1999] N8 W18 S8 E18$ FSP=[YR=1999] W23 D3 R3 S2 D4 R4 E13 N6 U3 R3 $ D3 L3 S6 W13 U4 L4 N2 L3 U3 W5 D3 L3 S37 E12 N2 E4
FOP=[YR=1999] S2 E10 N2 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E12
FGR=[YR=1999] S21 E9 S2 E13 N23 W22 $ E22 N4 E4 N12 $.

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	0810	CONCRETE A	0	100	66	3	198.00	SF	6.50	6.50	100	1999	1999	3	77	991	
2	0810	CONCRETE A	0	100	0	0	2,072.00	SF	6.50	6.50	100	1999	1999	3	77	10,370	

LAND DESCRIPTION

TOTAL OB/XF 11,361

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	1.46	AC		1.00	1.00	1.00	80,000.00	80,000.00	116,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.46 Total Land Value: 116,800 Market: 0 Agricultural: 0 Common: 116,800 PRINTED 08/06/2024 BY SYS