LOT 42
REPLAT OF GLEN LAUREL PB 6/128

OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD STE 1600
TEMPE, AZ 85288

2024

44-3N-28-528G-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

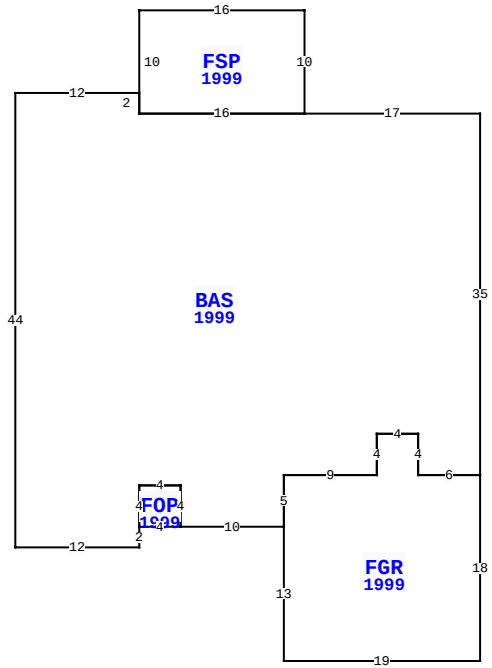
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,721	100	1,721	199,531
FGR	358	55	197	22,840
FOP	16	30	5	580
FSP	160	40	64	7,421
TOTALS	2,255		1,987	230,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,987	103.3410	129.18	256,681	1999	2002	0	0	0	10.25	89.75

1 SNGL FAM – 0% - 0 Heated Area: 1721 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2024 MLU
INC DATE		AG DATE	

96268 SWEETBRIAR LN, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	230,371
TOTAL MARKET OB/XF VALUE	12,535
TOTAL LAND VALUE - MARKET	77,600
TOTAL MARKET VALUE	320,506
SOH/AGL Deduction	40,393
ASSESSED VALUE	280,113
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,113
TOTAL JUST VALUE	320,506
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2008984	REPAIR/RRF	0	10/01/2020
996256	NEW CONSTR	79,000	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2691/246	1/19/2024	WD	U	I	36	364,600
GRANTOR: HARDY KEVIN M & ROSAL						
GRANTEE: OPENDOOR PROPERTY T						
0964/0034	12/27/2000	WD	Q	I		128,000
GRANTOR: ASSOCIATES RELOCATION						
GRANTEE: HARDY KEVIN M & ROS						

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	0	54	4	216.00	SF	6.50	6.50	100	1999	1999	3	77	1,081	
3	0810	CONCRETE A	0	0	0	0	1,708.00	SF	6.50	6.50	100	1999	1999	3	77	8,549	

BUILDING DIMENSIONS

BAS=[YR=1999] W17 FSP=[YR=1999] N10 W16 S10 E16 $ W16 N2 W12 S44 E12 N2 FOP=[YR=1999] E4 N4 W4 S4 $ N4 E4 S4 E10 FGR=[YR=1999] S13 E19 N18 W6 N4 W4 S4 W9 S5 $ N5 E9 N4 E4 S4 E6 N35 $.

LAND DESCRIPTION

TOTAL OB/XF 12,535

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	0		RSF-1	0.00	0.00	0.97	AC		1.00	1.00	1.00	80,000.00	80,000.00	77,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.97 Total Land Value: 77,600 Market: 0 Agricultural: 0 Common: 77,600 PRINTED 08/06/2024 BY SYS