LOT 44
REPLAT OF GLEN LAUREL PB 6/128

**SOUTHWICK KRISTA**
96326 SWEETBRIAR LANE
YULEE, FL 32097

**2024**

**44-3N-28-528G-0044-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

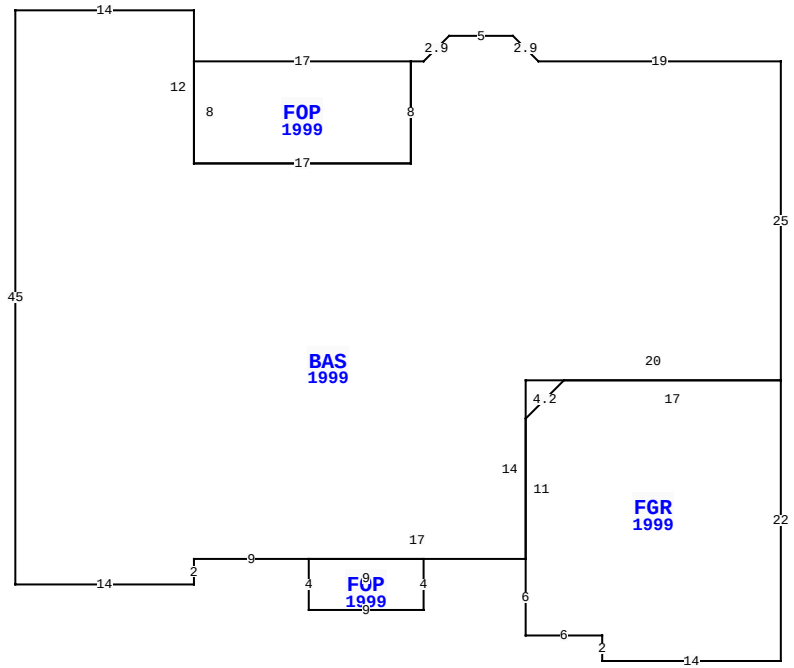
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 11 | CLAY TILE 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 | 2,022 | 100 | 2,022 | 232,917 |
| FGR | 424 | 55 | 233 | 26,840 |
| FOP | 36 | 30 | 11 | 1,267 |
| FOP | 136 | 30 | 41 | 4,723 |
| TOTALS | 2,618 | | 2,307 | 265,746 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,307 | 100.8273 | 126.03 | 290,751 | 1999 | 2005 | 0 | 0 | 0 | 8.60 | 91.40 |

1 SNGL FAM – 100% - 2011 Heated Area: 2022 HX Base Yr 2011




96326 SWEETBRIAR LN, YULEE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 265,746 |
| TOTAL MARKET OB/XF VALUE | | 13,062 |
| TOTAL LAND VALUE - MARKET | | 50,400 |
| TOTAL MARKET VALUE | | 329,208 |
| SOH/AGL Deduction | | 152,926 |
| ASSESSED VALUE | | 176,282 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 126,282 |
| TOTAL JUST VALUE | | 329,208 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 374,054 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2003789 | REPAIR/RRF | 20,000 | 05/01/2020 |
| 9905716 | NEW CONSTR | 115,134 | 01/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2452/0975 | 11/02/2020 | QC | U | I | 11 | 100 |
| GRANTOR: SAWYER MIKA E & KRIST | | | | | | |
| GRANTEE: SOUTHWICK KRISTA | | | | | | |
| 1721/0250 | 1/24/2011 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: THE BANK OF NEW YOR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W19 U2 L2 W5 D2 L2 W1 FOP=[YR=1999] W17 S8 E17 N8 $ S8 W17 N12 W14 S45 E14 N2 E9 FOP=[YR=1999] S4 E9 N4 W9 $ E17 FGR=[YR=1999] S6 E6 S2 E14 N22 W17 L3 D3 S11 $ N14 E20 N25 $ .

## 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 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1999 | 1999 | 3 | 83 | 2,905 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 52 | 3 | 156.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 | 3 | 77 | 781 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 1,608.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 | 3 | 77 | 8,048 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 17 | 14 | 238.00 | SF | 6.00 | 6.00 | 100 | 2012 | 2012 | 3 | 93 | 1,328 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,062

| 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 | 0.63 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 50,400 | | | | | | | |

REVIEW DATE 03/22/2022 BY KWA Total Acres: 0.63 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 08/06/2024 BY SYS