LOT 46
IN OR 1233/663
REPLAT OF GLEN LAUREL PB 6/128

SAWYER THOMAS J JR & CHRISTINE L
96380 SWEETBRIAR LANE
YULEE, FL 32097-6024

2024

44-3N-28-528G-0046-0000

BUILDING CHARACTERISTICS

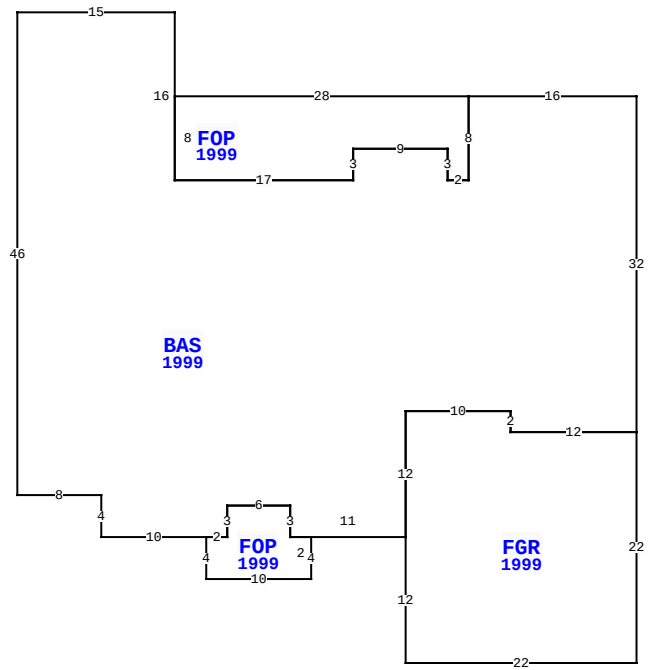
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,111	100	2,111	231,360
FGR	504	55	277	30,358
FOP	58	30	17	1,863
FOP	197	30	59	6,466
TOTALS	2,870		2,464	270,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,464	99.4080	124.26	306,177	1999	1999	0	0	0	11.80	88.20

1 SNGL FAM – 100% - 2005 Heated Area: 2111 HX Base Yr 2005



96380 SWEETBRIAR LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		270,048
TOTAL MARKET OB/XF VALUE		13,010
TOTAL LAND VALUE - MARKET		108,000
TOTAL MARKET VALUE		391,058
SOH/AGL Deduction		217,236
ASSESSED VALUE		173,822
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		123,822
TOTAL JUST VALUE		391,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9905795	NEW CONSTR	116,142	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1233/0663	5/25/2004	WD	Q	I		175,000
GRANTOR: BILGER STEPHEN B & DO						
GRANTEE: SAWYER THOMAS J JR						
0931/0274	5/05/2000	WD	U	V	07	100
GRANTOR: GLEN LAUREL GENERAL P						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W16 FOP=[YR=1999] W28 S8 E17 N3 E9 S3 E2 N8 $ S8 W2 N3 W9 S3 W17 N16 W15 S46 E8 S4 E10 FOP=[YR=1999] S4 E10 N4 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E11 FGR=[YR=1999] S12 E22 N22 W12 N2 W10 S12 $ N12 E10 S2 E12 N32 $.

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	60	3	180.00	SF	6.50	6.50	100	1999	1999	3	77	901	
3	0810	CONCRETE A	0	100	0	0	1,839.00	SF	6.50	6.50	100	1999	1999	3	77	9,204	

LAND DESCRIPTION

TOTAL OB/XF 13,010

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			0.00	0.00	1.50	AC		1.00	1.00	0.90	80,000.00	72,000.00	108,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.50 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 08/06/2024 BY SYS