LOT 55
REPLAT OF GLEN LAUREL PB 6/128

HEYNE CRAIG P & MICHELLE A
96542 SWEETBRIAR LN
YULEE, FL 32097

2024

44-3N-28-528G-0055-0000

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	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
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

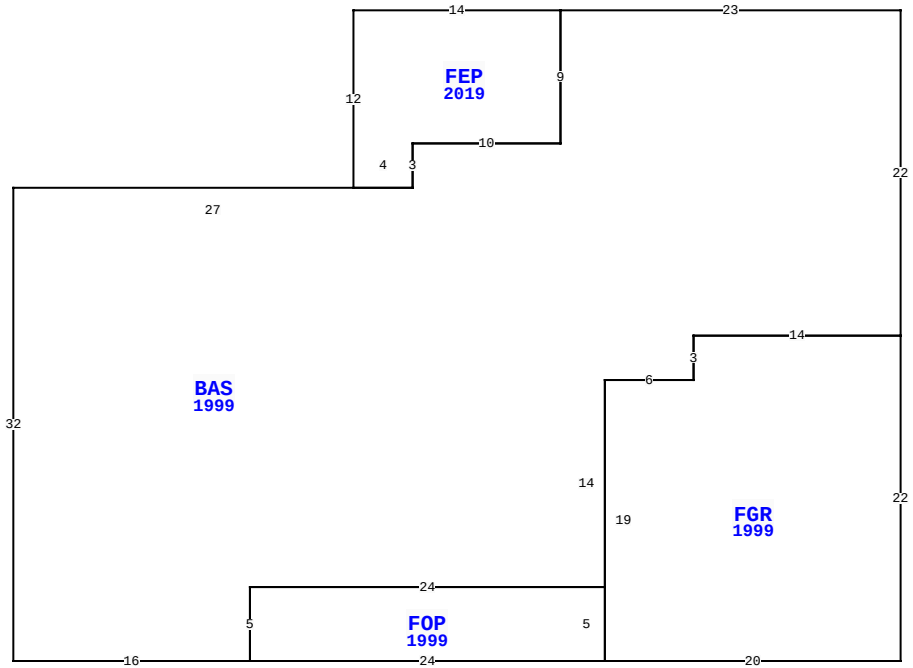
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4065.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100	1,684	213,476
FEP	138	80	110	13,945
FGR	422	55	232	29,410
FOP	120	30	36	4,564
TOTALS	2,364		2,062	261,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,062	108.4615	135.58	279,566	1999	2009	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2024 Heated Area: 1684 HX Base Yr 2024



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

96542 SWEETBRIAR LN, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,761
TOTAL MARKET OB/XF VALUE		10,228
TOTAL LAND VALUE - MARKET		77,600
TOTAL MARKET VALUE		366,589
SOH/AGL Deduction		228,605
ASSESSED VALUE		137,984
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		87,984
TOTAL JUST VALUE		366,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633270	GARAGE	48,736	10/24/2016
996432	NEW CONSTR	83,780	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2657/321	7/26/2023	WD	Q	I	01	405,000
GRANTOR: SAGE ROBERT R						
GRANTEE: HEYNE CRAIG P & MIC						
2412/1861	11/25/2020	WD	Q	I	02	355,000
GRANTOR: SATTERFILED BERNARD &						
GRANTEE: SAGE ROBERT R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W23 FEP=[YR=2019] W14 S12 E4 N3 E10 N9 $ S9 W10 S3 W27 S32 E16 FOP=[YR=1999] E24 FGR=[YR=1999] E20 N22 W14 S3 W6 S19 $ N5 W24 S5 $ N5 E24 N14 E6 N3 E14 N22 $.

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	1,307.00	SF	6.50	6.50	100	1999	1999	3	77	6,542	

LAND DESCRIPTION

TOTAL OB/XF 10,228

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	0.97	AC		1.00	1.00	1.00	80,000.00	80,000.00	77,600							

REVIEW DATE 03/11/2022 BY KWA Total Acres: 0.97 Total Land Value: 77,600 Market: 0 Agricultural: 0 Common: 77,600 PRINTED 08/06/2024 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

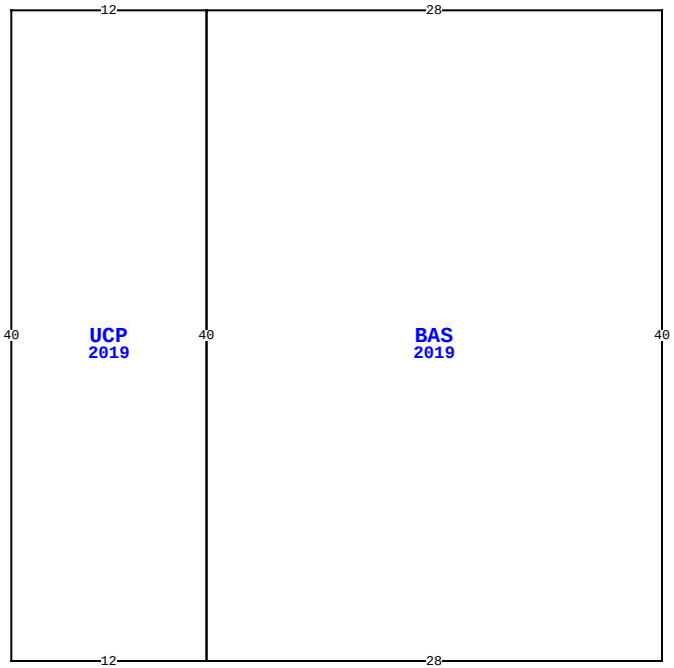
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4065.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	15,995
UCP	480	20	96	1,371
TOTALS	1,600		1,216	17,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
6500	01	1,216	52.3110	18.31	22,265	2016	2016	0	0	15	7.00	78.00

2 GARAGE RES – 100% - 2024 Heated Area: 1120 HX Base Yr 2024



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GRANTOR: SATTERFILED BERNARD &						
GRANTEE: SAGE ROBERT R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W28 UCP=[YR=2019] W12 S40 E12 N40$ S40 E28 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/11/2022 BY KWA Total Acres: 0.97 Total Land Value: 77,600 Market: 0 Agricultural: 0 Common: 77,600 PRINTED 08/06/2024 BY SYS