LOT 56 IN OR 1132/1566
REPLAT OF GLEN LAUREL PB 6/128

DINKEL RONALD J & DESIREE R
96558 SWEETBRIAR LANE
YULEE, FL 32097

2024

44-3N-28-528G-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

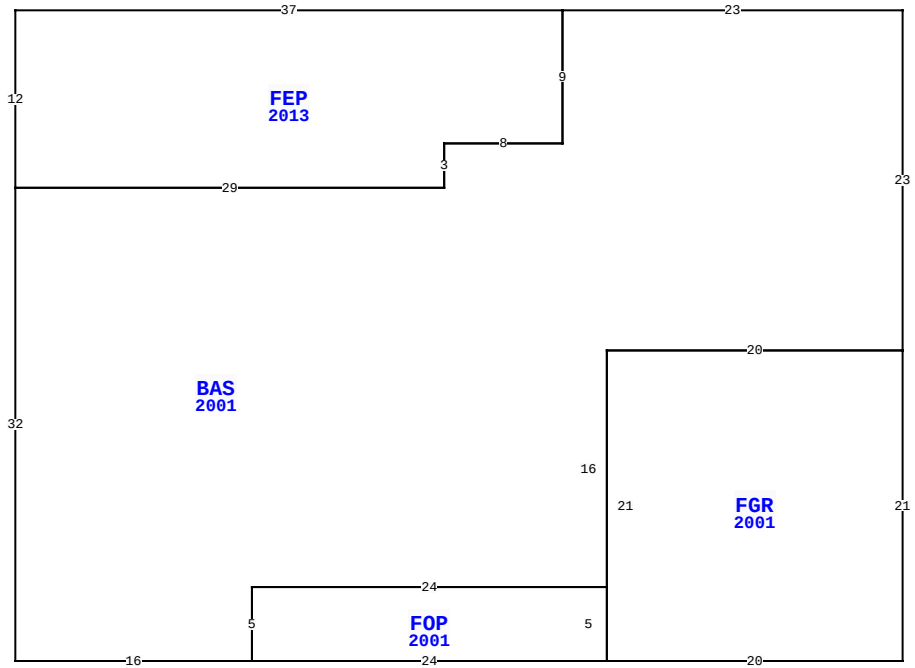
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,680	100	1,680	197,006
FEP	420	80	336	39,401
FGR	420	55	231	27,088
FOP	120	30	36	4,222
TOTALS	2,640		2,283	267,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,283	105.1099	131.39	299,963	2001	2001	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2002 Heated Area: 1680 HX Base Yr 2002



96558 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		267,717
TOTAL MARKET OB/XF VALUE		11,674
TOTAL LAND VALUE - MARKET		88,800
TOTAL MARKET VALUE		368,191
SOH/AGL Deduction		191,877
ASSESSED VALUE		176,314
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,314
TOTAL JUST VALUE		368,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007702	NEW CONSTR	93,000	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1132/1566	4/28/2003	WD	U	I	01	100
GRANTOR: DINKEL RONALD J						
GRANTEE: DINKEL RONALD J & D						
0998/0579	7/18/2001	WD	U	V	07	100
GRANTOR: HALLMARK HOMES INC						
GRANTEE: DINKEL RONALD JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W23 FEP=[YR=2013] W37 S12 E29 N3 E8 N9 $ S9 W8 S3 W29 S32 E16 FOP=[YR=2001] E24 FGR=[YR=2001] E20 N21 W20 S21 $ N5 W24 S5 $ N5 E24 N16 E20 N23 $.

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	2001	2001	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	2,042.00	SF	4.00	4.00	100	2001	2001	3	80	6,534	
3	1242	WD DECK A	0	100	0	0	902.00	SF	10.00	10.00	100	2005	2005	3	24	2,165	

LAND DESCRIPTION

TOTAL OB/XF 11,674

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	0003		0.00	0.00	1.11	AC		1.00	1.00	1.00	80,000.00	80,000.00	88,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.11 Total Land Value: 88,800 Market: 0 Agricultural: 0 Common: 88,800 PRINTED 08/06/2024 BY SYS