LOT 57
REPLAT OF GLEN LAUREL PB 6/128

SMITH ANDREW & ELIZABETH
96582 SWEETBRIAR LANE
YULEE, FL 32097

2024

44-3N-28-528G-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

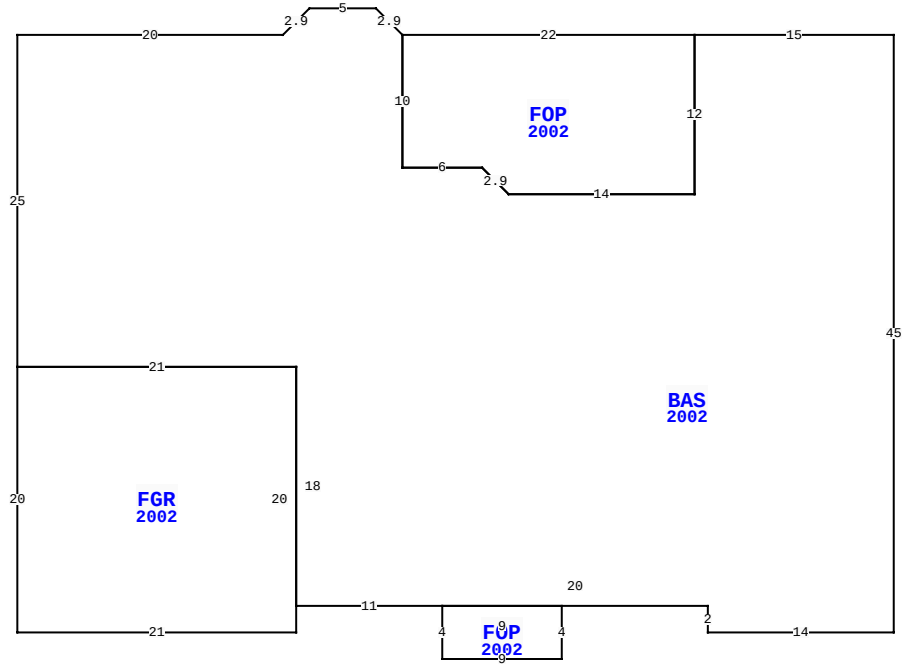
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4065.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,252	100	2,252	270,338
FGR	420	55	231	27,730
FOP	36	30	11	1,320
FOP	250	30	75	9,003
TOTALS	2,958		2,569	308,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,569	102.3264	127.91	328,601	2002	2010	0	0	0	6.15	93.85

1 SNGL FAM – 100% - 2023 Heated Area: 2252 HX Base Yr



96582 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		320,246
TOTAL MARKET OB/XF VALUE		22,955
TOTAL LAND VALUE - MARKET		76,000
TOTAL MARKET VALUE		419,201
SOH/AGL Deduction		0
ASSESSED VALUE		419,201
TOTAL EXEMPTION VALUE	13	419,201
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		419,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1906110	REPAIR/RRF	2,700	07/01/2019
R0507673	REPAIR/RRF	1,000	05/01/2005
B0515291	GARAGE	15,961	05/01/2005
B0310623	SWIM POOL	15,300	01/01/2003
B0209757	NEW CONSTR	154,813	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2532/1825	1/18/2022	WD	Q	I	02	489,000
GRANTOR: FANNIN KENT W & LITA						
GRANTEE: SMITH ANDREW & ELIZ						
1823/0938	11/06/2012	WD	Q	I	01	234,500
GRANTOR: COREY STEVEN RON & BR						
GRANTEE: FANNIN KENT W & LIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W15 FOP=[YR=2002] W22 S10 E6 D2 R2 E14 N12$
S12 W14 U2 L2 W6 N10 U2 L2 W5 D2 L2 W20 S25
FGR=[YR=2002] S20 E21 N20 W21 $ E21 S18 E11 FOP=[YR=2002]
S4 E9 N4 W9 $ E20 S2 E14 N45 $.

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	0812	CONCRETE C	0	100	0	0	2,287.00	SF	4.00	4.00	100	2002	2002	3	82	7,501	
2	0911	SCRN RM A	0	100	24	22	528.00	SF	17.50	17.50	100	2002	2002	3	20	1,848	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
4	0861	POOL GUNIT	0	100	0	0	120.00	SF	85.00	85.00	100	2002	2002	3	29	2,958	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	20	400	
6	0845	KOOL DECK	0	100	0	0	405.00	SF	7.25	7.25	100	2002	2002	3	82	2,408	
7	0855	CONC PAVER	0	100	0	0	575.00	SF	10.00	10.00	100	2004	2004	3	84	4,830	

LAND DESCRIPTION

TOTAL OB/XF 22,955

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	0.95	AC		1.00	1.00	1.00	80,000.00	80,000.00	76,000							

REVIEW DATE 03/11/2022 BY KWA Total Acres: 0.95 Total Land Value: 76,000 Market: 0 Agricultural: 0 Common: 76,000 PRINTED 08/06/2024 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

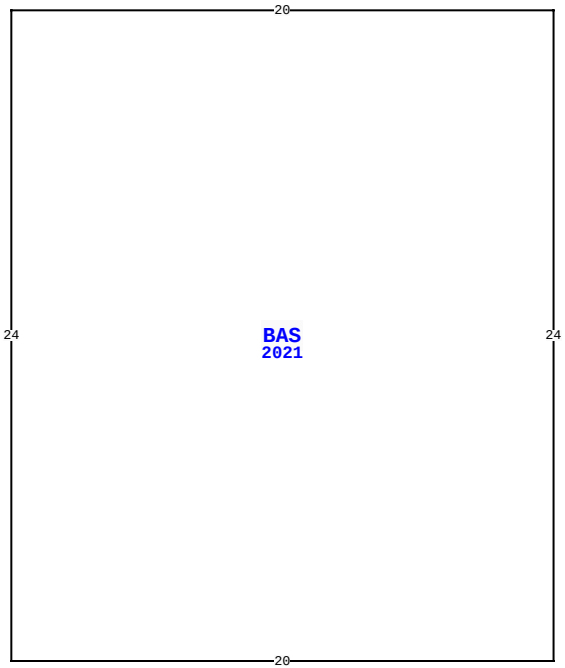
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4065.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	11,854
TOTALS	480		480	11,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	480	98.0100	34.30	16,464	2004	2004	0	0	0	28.00	72.00

2 GARAGE RES – 100% - 2023 Heated Area: 480 HX Base Yr



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GRANTOR: COREY STEVEN RON & BR						
GRANTEE: FANNIN KENT W & LIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 S24 E20 N24$.

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: 0.95 Total Land Value: 76,000 Market: 0 Agricultural: 0 Common: 76,000 PRINTED 08/06/2024 BY SYS