

LOT 1
IN OR 2088/124
REPLAT OF GLEN LAUREL PB 6/128

CHRISTENSEN KIM & GINA ARNETTA
96650 SWEETBRIAR LN
YULEE, FL 32097

2025

44-3N-28-528G-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4065.00
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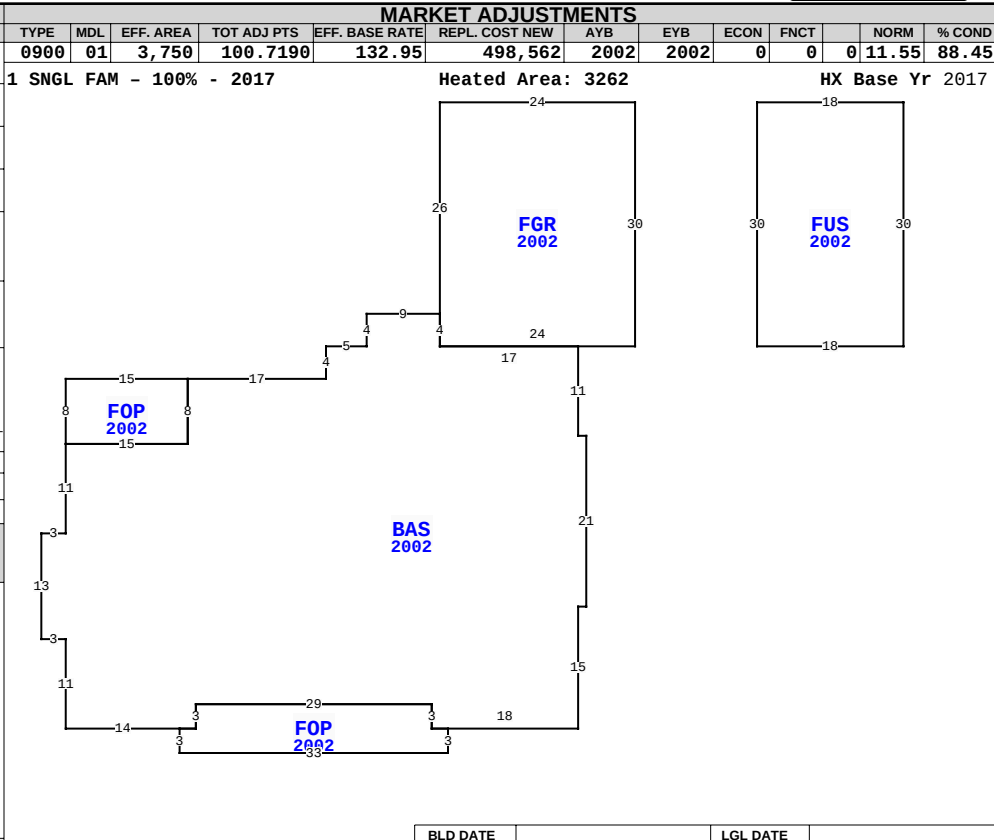
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,722	100	2002	2,722	320,092
FGR	720	55	2002	396	46,567
FOP	120	30	2002	36	4,233
FOP	186	30	2002	56	6,585
FUS	540	100	2002	540	63,501

TOTALS	4,288			3,750	440,978
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	6,337.00	SF	4.00
2	0911	SCRN RM A	0	100	0	0	1,564.00	SF	17.50
3	0861	POOL GUNIT	0	100	0	0	496.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	1,068.00	SF	7.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.95

REVIEW DATE	05/12/2019	BY	KBA
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	440,978								
TOTAL MARKET OB/XF VALUE	43,329								
TOTAL LAND VALUE - MARKET	165,750								
TOTAL MARKET VALUE	650,057								
SOH/AGL Deduction	204,052								
ASSESSED VALUE	446,005								
TOTAL EXEMPTION VALUE	50,722								
BASE TAXABLE VALUE	395,283								
TOTAL JUST VALUE	650,057								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	620,884								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310652	XFOB	5,532	01/01/2003
R013582	NEW CONSTR	0	09/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U / I	V I	RSN CD	SALE PRICE	
2088/0124	12/09/2016	WD	Q	I	01	420,000	
GRANTOR:HOLT JORDAN C & ABIGA							
GRANTEE:CHRISTENSEN KIM & G							
1891/0833	11/25/2013	WD	Q	I	02	395,000	
GRANTOR:WOOD MICHAEL G & HEAT							
GRANTEE:HOLT JORDAN C & ABI							
SUN-DAY NOTES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2002]	W24	S26	BAS=[YR=2002]	W9	S4	W5	S4	W17	
FOP=[YR=2002]	W15	S8	E15	N8	\$	S8	W15	S11	W3
FOP=[YR=2002]	S3	E33	N3	W2	N3	W29	S3	W2	\$
FOP=[YR=2002]	E2	N3	E29	S3	E18	N15	E1	N21	W1
FOP=[YR=2002]	N11	W17	N4	\$	S4	E24	N30	\$	PTR=
FOP=[YR=2002]	E15	FUS=[YR=2002]	E18	S30	W18	N30	\$	W15	\$