

LOT 9
IN OR 2197/1120
REPLAT OF GLEN LAUREL PB 6/128

BOHLER JARROD C & COURTNEY
96541 SWEETBRIAR LN
YULEE, FL 32097

2025

44-3N-28-528G-0009-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 50			
Interior Floo	14	CARPET 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,805	100	2002	1,805	204,674
FGR	558	55	2002	307	34,812
FOP	40	30	2002	12	1,361
FOP	70	30	2002	21	2,381
TOTALS	2,473			2,145	243,228

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,145	102.8755	135.80	291,291	2002	2002	0	0	0	16.50	83.50

1 SNGL FAM - 100% - 2019

Heated Area: 1805

HX Base Yr 2019

The floor plan diagram illustrates a building layout with the following dimensions and area calculations:

- Main building: 27 (width) x 30 (height)
- Top-right extension: 14 (width) x 14 (height)
- Bottom-right extension: 5 (width) x 8 (height)
- Bottom-left extension: 21 (width) x 24 (height)
- Bottom-most extension: 23 (width) x 27 (height)

Area calculations shown in blue text:

- BAS 2002 (Main building area)
- FOP 2002 (Top-right extension area)
- FOP 2002 (Bottom-right extension area)
- FGR 2002 (Bottom-left extension area)

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2025

MLU

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