



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 50
Interior Floor	14	CARPET 50
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,061	100	2003	2,061	245,280
FGR	420	55	2003	231	27,491
FOP	36	30	2003	11	1,309
FSP	223	40	2019	89	10,592
TOTALS	2,740			2,392	284,672

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0	100	0	1,897.00	SF	4.00	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,392	100.5480	132.72	317,466	2003	2003	0	0
1 SNGL FAM - 100% - 2020									
Heated Area: 2061									
HX Base Yr 2020									
96459 SWEETBRIAR LN, YULEE									

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2025
INC DATE		AG DATE	MLU

LAND DESCRIPTION										TOTAL OB/XF							9,232	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
1	000100	C	RES	100		RSF-1	0.00	0.00	1.55	AC		1.00	1.00	1.00	85,000.00	85,000.00	1	

ALTER STEVEN A
96459 SWEETBRIAR LANE
YULEE, FL 32097

2025

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