LOT 20
REPLAT OF GLEN LAUREL PB 6/128

BERNARD JOANMARIE ROSE
PO BOX 15237
FERNANDINA BEACH, FL 32035

2025

44-3N-28-528G-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

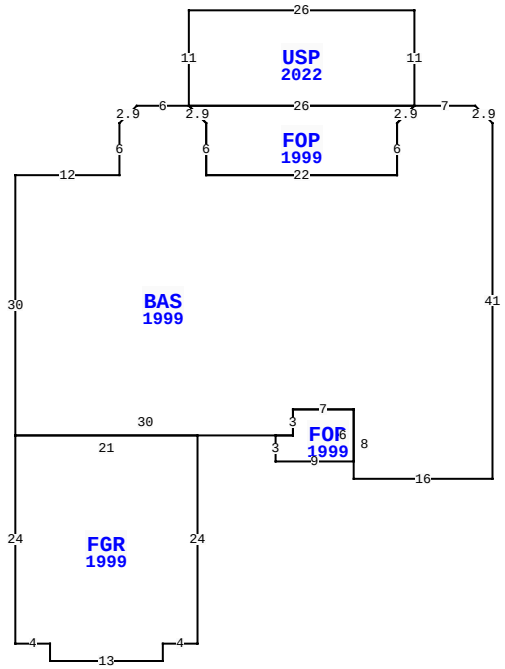
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,869	100	1999	1,869	219,560
FGR	530	55	1999	292	34,302
FOP	48	30	1999	14	1,644
FOP	180	30	1999	54	6,343
USP	286	30	2022	86	10,103
TOTALS	2,913			2,315	271,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,315	101.4790	133.95	310,094	1999	1999	0	0	0	12.30	87.70

1 SNGL FAM – 100% - 2023 Heated Area: 1869 HX Base Yr 2023



96265 SWEETBRIAR LN, YULEE

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

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	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	1,606.00	SF	6.50	6.50	100	1999	1999	3	75	7,829	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		284,040
TOTAL MARKET OB/XF VALUE		10,664
TOTAL LAND VALUE - MARKET		118,150
TOTAL MARKET VALUE		412,854
SOH/AGL Deduction		0
ASSESSED VALUE		412,854
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		362,132
TOTAL JUST VALUE		412,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017023	GARAGE	39,888	11/16/2022
21015508	ADDITION	8,682	11/09/2021
9905796	NEW CONSTR	107,616	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/1618	8/23/2022	WD	Q	I	01	525,000
GRANTOR: LINTALA ERIC						
GRANTEE: BERNARD JOANMARIE R						
2189/1208	4/10/2018	LE	U	I	11	100
GRANTOR: LINTALA LORRAINE						
GRANTEE: LINTALA ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] U2 L2 W7 USP=[YR=2022] N11 W26 S11 E26$ FOP=[YR=1999] W26 D2 R2 S6 E22 N6 U2 R2 $ L2 D2 S6 W22 N6 L2 U2 W6 D2 L2 S6 W12 S30 FGR=[YR=1999] S24E4 S2 E13 N2 E4 N24 W21 $ E30 FOP=[YR=1999] S3 E9 N6 W7 S3 W2$ E2 N3 E7 S8 E16 N41$.

LAND DESCRIPTION

TOTAL OB/XF 10,664

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	000100	C	RES	100		RSF-1	0.00	0.00	1.39	AC		1.00	1.00	1.00	85,000.00	85,000.00	118,150							

REVIEW DATE 04/17/2023 BY DJX Total Acres: 1.39 Total Land Value: 118,150 Market: 0 Agricultural: 0 Common: 118,150 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	SELECT NEW	N/A 100
Interior Floo	03	CONC FINSH 100
Interior Floo	SELECT NEW	N/A 0
Air Conditio	SELECT CD	N/A 100
Heating Type	SELECT NEW	N/A 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

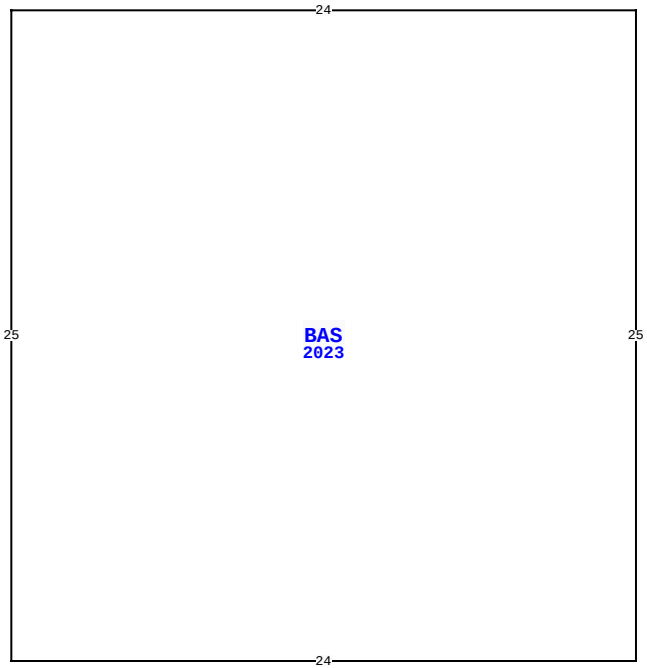
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4065.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2023	600	12,088
TOTALS	600			600	12,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	55.0000	20.35	12,210	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 600 HX Base Yr 2023



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GRANTEE: BERNARD JOANMARIE R						
2189/1208	4/10/2018	LE	U	I	11	100
GRANTOR: LINTALA LORRAINE						
GRANTEE: LINTALA ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,10] W24 S25 E24 N25 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/17/2023 BY DJX Total Acres: 1.39 Total Land Value: 118,150 Market: 0 Agricultural: 0 Common: 118,150 PRINTED 07/30/2025 BY SYS