

LOT 10
IN OR 1295/369
BLACKROCK HAMMOCK PB 6/286

GARDNER RODERICK E SR & SHEREE L
96089 SOUTHERN LILY DRIVE
YULEE, FL 32097

2023

50-3N-28-016B-0010-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 50
Interior Floo	19 MARBLE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	8 100
Bathrooms	7.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

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Quality 01 Quality Level 01

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4028.00

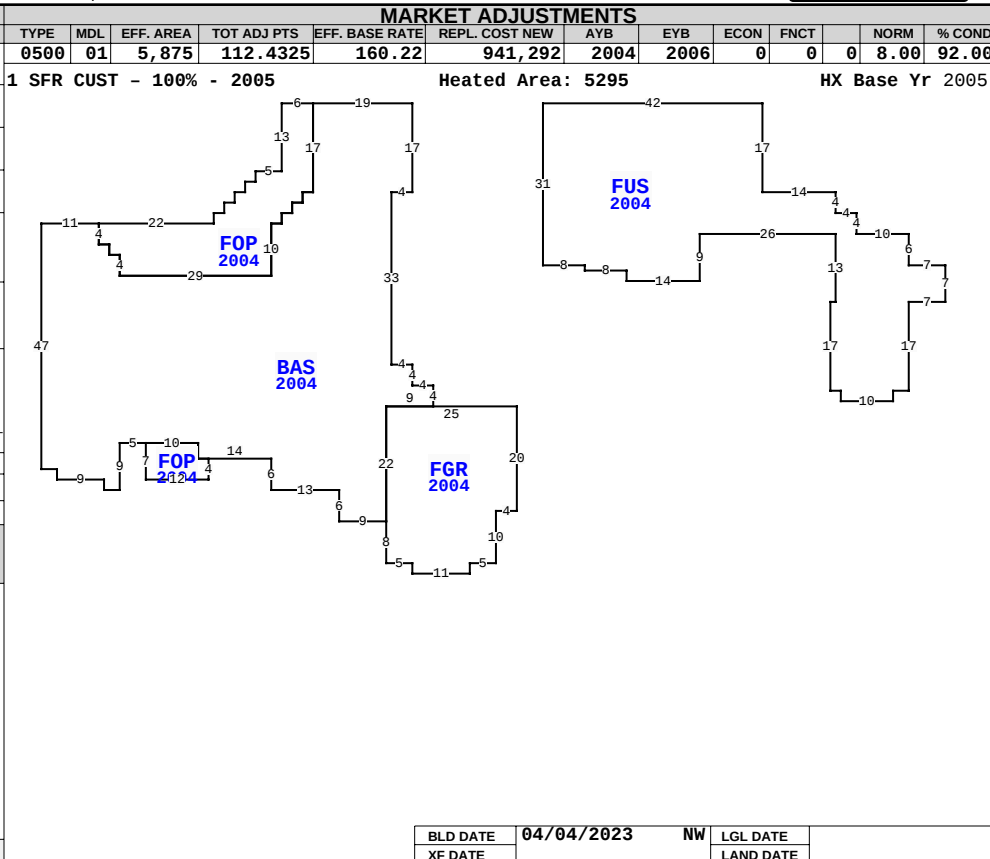
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,381	100	3,381	498,368
FGR	732	55	403	59,403
FOP	78	30	23	3,390
FOP	514	30	154	22,700
FUS	1,914	100	1,914	282,128
TOTALS	6,619		5,875	865,989

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
1	0500	FP-PRE FAB	0 100	0	0	3.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	9,345	
2	0812	CONCRETE C	0 100	0	0	1,994.00	SF	4.00	4.00	100	2004	2004	3	86	6,859	
3	1126	CB/STC 8"	0 100	15	4	60.00	SF	8.00	8.00	100	2004	2004	3	86	413	

LAND DESCRIPTION		TOTAL OB/XF 16,617															
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	LAND VALUE
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000

REVIEW DATE 01/22/2019 BY KWA



96089 SOUTHERN LILY DR, YULEE

BLD DATE	04/04/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			865,989
TOTAL MARKET OB/XF VALUE			16,617
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			997,606
SOH/AGL Deduction			448,065
ASSESSED VALUE			549,541
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			499,541
TOTAL JUST VALUE			997,606
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			883,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2010299	REPAIR/RRF	6,000	11/01/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1295/0369	2/14/2005	WD	U	I	21
GRANTOR: COPPERFIELD'S USA INC					SALE PRICE
GRANTEE: GARDNER RODERICK E					570,300
1208/1314	2/17/2004	WD	Q	V	
GRANTOR: MICAWBER ENTERPRISES					50,000
GRANTEE: COPPERFIELD'S USA I					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2004] W19 FOP=[YR=2004] W6 S13 W5 S2 W2 S2 W2 S2 W2 S2 W2 S2 W2 S4 E2 S2 E2 S4 E29 N10 E2 N2 E2 N2 E2 N2 E2 N17 \$ S17 W2 S2 W2 S2 W2 S2 W2 S10 W29 N4 W2 N2 W2 N4 W11 S47 E3 S2 E9 S2 E3 N9 E5 FOP=[YR=2004] S7 E12 N4 W2 N3 W10 \$ E10 S3 E14 S6 E13 S6 E9 FGR=[YR=2004] S8 E5 S2 E11 N2 E5 N10 E4 N20 W25 S22 \$ N22 E9 N4 W4 N4 W4 N33 E4 N17 \$ PTR= E25 FUS=[YR=2004] E42 S17 E14 S4 E4 S4 E10 S6 E7 S7 W7 S17 W3S2 W10 N2 W2 N17 E1 N13 W26 S9W14 N2 W8 N1 W8 N31 \$ W25 \$.	

Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS