LOT 11
IN OR 2230/1801
BLACKROCK HAMMOCK PB 6/286

GREEN JOHN L
96115 SOUTHERN LILY DR
YULEE, FL 32097

2023

50-3N-28-016B-0011-0000

BUILDING CHARACTERISTICS

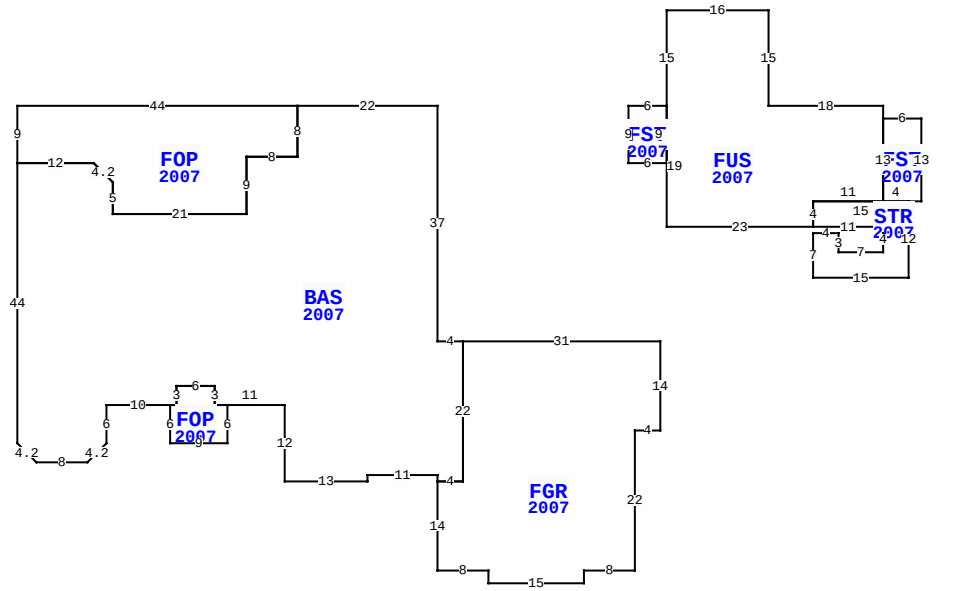
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
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	3,006	100	3,006	354,376
FGR	1,114	55	613	72,266
FOP	72	30	22	2,594
FOP	561	30	168	19,805
FST	54	55	30	3,537
FST	78	55	43	5,069
FUS	842	100	842	99,263
STR	148	10	15	1,768
TOTALS	5,875		4,739	558,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,739	90.1710	128.49	608,914	2007	2007	0	0	0	8.25	91.75

1 SFR CUST – 100% - 2019 Heated Area: 3848 HX Base Yr 2019



96115 SOUTHERN LILY DR, YULEE

BLD DATE	04/04/2023	NW	LGL DATE
XF DATE	03/18/2008	RK	LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		558,679
TOTAL MARKET OB/XF VALUE		66,084
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		739,763
SOH/AGL Deduction		203,383
ASSESSED VALUE		536,380
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		486,380
TOTAL JUST VALUE		739,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		640,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429351	SWIM POOL	37,450	09/01/2014
M12717	MECH OTHER	0	02/01/2007
M10982	MECH OTHER	0	01/01/2006
E16576	ELEC OTHER	2,000	01/01/2006
P10144	OTHER	0	10/01/2005
C15966	CO ISSUED	304,311	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2230/1801	10/12/2018	WD	Q	I	02	530,000
GRANTOR: TANKERSLEY PERRY G &						
GRANTEE: GREEN JOHN L						
1907/1905	3/03/2014	SW	U	I	12	400,100
GRANTOR: WELLS FARGO BANK NA T						
GRANTEE: TANKERSLEY PERRY G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W22 FOP=[YR=2007] W44 S9 E12 D3 R3 S5 E21 N9 E8 N8 $ S8 W8 S9 W21 N5 U3 L3 W12 S44 D3 R3 E8 U3 R3 N6 E10 FOP=[YR=2007] S6 E9 N6 W2 N3 W6 S3 W1 $ E1 N3 E6 S3 E11 S12 E13 N1 E11 S1 FGR=[YR=2007] S14 E8 S2 E15 N2 E8 N22 E4 N14 W31 S22 W4 $ E4 N22 W4 N37 $ PTR= E30 FST=[YR=2007] E6 FUS=[YR=2007] N15 E16 S15 E18 S2 FST=[YR=2007] E6 S13 W2 STR=[YR=2007] S12 W15 N7 E4 S3 E7 N4 W11 N4 E15$ W4 N13$ S13 W11 S4 W23 N19$ S9 W6 N9$ W30 $.

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	2007	2007	3	92	3,220	
2	0812	CONCRETE C	0	100	0	0	3,043.00	SF	4.00	4.00	100	2007	2007	3	89	10,833	
3	1126	CB/STC 8"	0	100	0	0	63.00	SF	8.00	8.00	100	2007	2007	3	89	449	
4	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2014	2014	3	78	27,846	
5	0911	SCRN RM A	0	100	23	44	1,012.00	SF	17.50	17.50	100	2014	2014	3	70	12,397	
6	0855	CONC PAVER	0	100	0	0	592.00	SF	10.00	10.00	100	2014	2014	3	95	5,624	
7	0812	CONCRETE C	0	100	0	0	1,504.00	SF	4.00	4.00	100	2014	2014	3	95	5,715	

LAND DESCRIPTION

TOTAL OB/XF 66,084

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	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 07/15/2020 BY KWA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS