

LOT 13
IN OR 1397/1293
BLACKROCK HAMMOCK PB 6/286

PRATICO ALFRED & DOROTHY L
96185 SOUTHERN LILY DRIVE
YULEE, FL 32097

2023

50-3N-28-016B-0013-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	31	HARDIE BRD 80	0500	01	3,960	90.3150	128.70	509,652	2005	2005	0	0	0	8.95	91.05	VALUATION SUMMARY														
Exterior Wall	20	FACE BRICK 20	1 SFR CUST - 100% - 2007													Heated Area: 3090														
Roof Structure	08	IRREGULAR 100														HX Base Yr 2007														
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	3	100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 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	3,090	100	3,090	362,090																										
FGR	1,088	55	598	70,075																										
FOP	180	30	54	6,328																										
FSP	546	40	218	25,546																										
TOTALS			4,904	3,960	464,038																									
EXTRA FEATURES			96185 SOUTHERN LILY DR, YULEE																											
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	0911	SCRN RM A	0 100	22	39	858.00	SF	17.50	17.50	100	2020	2020	3	93	13,964															
2	0861	POOL GUNIT	0 100	14	32	448.00	SF	85.00	85.00	100	2005	2005	3	44	16,755															
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	90	1,800															
4	0811	CONCRETE B	0 100	0	0	2,873.00	SF	5.20	5.20	100	2005	2005	3	87	12,997															
5	0845	KOOL DECK	0 100	0	0	520.00	SF	7.25	7.25	100	2005	2005	3	87	3,280															
6	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2012	2012	3	71	3,550															
7	1076	TRELLIS A	0 100	18	16	288.00	SF	7.50	7.50	100	2010	2010	3	64	1,382															
LAND DESCRIPTION			TOTAL OB/XF 53,728																											
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	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 01/13/2020 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																														

VALUATION BY				STANDARD																			
Tax Group: 4				Tax Dist:																			
BUILDING MARKET VALUE				464,038																			
TOTAL MARKET OB/XF VALUE				53,728																			
TOTAL LAND VALUE - MARKET				115,000																			
TOTAL MARKET VALUE				632,766																			
SOH/AGL Deduction				297,424																			
ASSESSED VALUE				335,342																			
TOTAL EXEMPTION VALUE				HX HB 50,000																			
BASE TAXABLE VALUE				285,342																			
TOTAL JUST VALUE				632,766																			
NCON VALUE				0																			
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE				571,787																			
PERMIT NUM				DESCRIPTION				AMT				ISSUED											
B1907450				SCRN ENCLSR				18,000				09/01/2019											
B16262				ADDITION				8,000				09/01/2005											
M09281				MECH OTHER				0				02/01/2005											
B0515343				SWIM POOL				20,000				01/01/2005											
B0413806				NEW CONSTR				0				01/01/2004											
SALES DATA				OFF RECORD Number				DATE				TYPE INST				Q / V I RSN CD				SALE PRICE			
1397/1293				3/21/2006				WD Q				I								650,000			
GRANTOR: KREGER GERALD K & MIC				GRANTEE: PRATICO ALFRED & DO				1295/0368				2/14/2005				WD U V				07 100			
GRANTOR: MICAWBER ENTERPRISES				GRANTEE: COPPERFIELDS USA IN				BUILDING NOTES				BUILDING DIMENSIONS				BAS=[YR=2005] W22 FSP=[YR=2005] W44 S8 E12 D3 R3 S6 E21 N9 E8 N8 \$ S8W8 S9 W21 N6 W3 N3 W12 S50 E16N4 FOP=[YR=2005] E27 N6 W11 N3 W6 S3 W10 S6 \$ N6 E10 N3 E6 S3 E11 S12 E13 N1 E10 S2 FGR=[YR=2005] S12 E8 S2 E16 N2 E8 N35 W32 S7 E4 S16 W4 \$ E4 N16 W4 N45 \$.							