

LOT 17
BLACKROCK HAMMOCK PB 6/286

HOUSLEY GEORGE A JR & VICTORIA F
96349 SOUTHERN LILY DRIVE
YULEE, FL 32097

2023

50-3N-28-016B-0017-0000

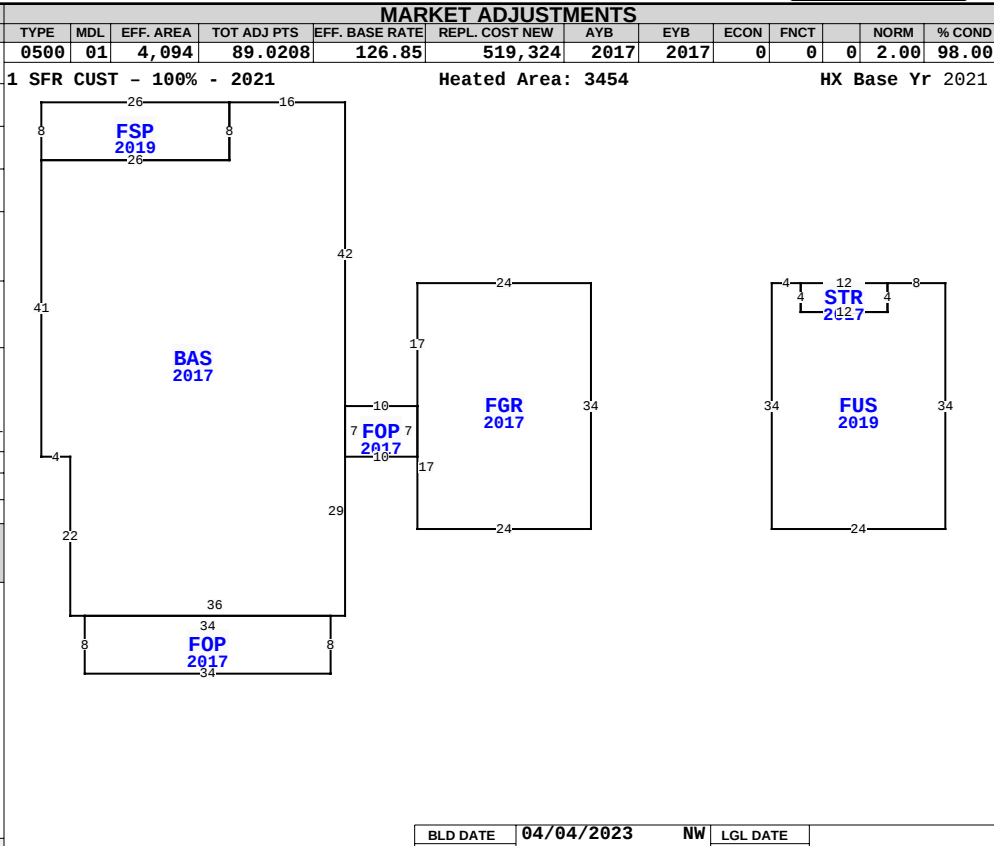


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,686	100	2,686	333,905
FGR	816	55	449	55,817
FOP	70	30	21	2,611
FOP	272	30	82	10,194
FSP	208	40	83	10,318
FUS	768	100	768	95,473
STR	48	10	5	621
TOTALS	4,868		4,094	508,938

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	28	3	84.00	SF	10.00	10.00	100	2017
2	0855	CONC PAVER	0 100	0	0	1,810.00	SF	10.00	10.00	100	2017



BLD DATE	04/04/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
96349 SOUTHERN LILY DR, YULEE				

LAND DESCRIPTION										TOTAL OB/XF										18,372	
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 VA				
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	115,000.00				
REVIEW DATE		02/12/2020		BY		KWX		Total Acres: 0.00		Total Land Value: 115,000				Market: 0		Agricultural: 0					

NASSAU COUNTY PROPERTY												PAGE 1 of 1 4											
VALUATION SUMMARY												STANDARD											
VALUATION BY												Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE												508,938											
TOTAL MARKET OB/XF VALUE												18,372											
TOTAL LAND VALUE - MARKET												115,000											
TOTAL MARKET VALUE												642,310											
SOH/AGL Deduction												136,049											
ASSESSED VALUE												508,261											
TOTAL EXEMPTION VALUE												50,000											
BASE TAXABLE VALUE												456,261											
TOTAL JUST VALUE												642,310											
NCON VALUE												0											
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE												607,994											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230005174	SCRN ENCL 416 SF	13,827	04/20/2023
C1703774	CO ISSUED	0	12/13/2017
B1703774	NEW CONSTR	445,560	04/27/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2351/1713	3/31/2020	WD	Q	I	01	615,000
GRANTOR: NORTON DEAN						
GRANTEE: HOUSLEY GEORGE A JR						
2099/1404	1/30/2017	WD	Q	V	01	80,000
GRANTOR: BLACKROCK LAND TRUST						
GRANTEE: NORTON DEAN						

BUILDING NOTES											
BUILDING DIMENSIONS											
FGR=[YR=2017] W24 S17 FOP=[YR=2017] W10 BAS=[YR=2017] N42 W16 FSP=[YR=2019] W26 S8 E26 N8\$ S8 W26 S41 E4 S22 E2 FOP=[YR=2017] S8 E34 N8 W34\$ E36 N29\$ S7 E10 N7\$ S17 E24 N34\$ PTR= E25 FUS=[YR=2019] E4 STR=[YR=2017] E12 S4 W12 N4\$ S4 E12 N4 E8 S34 W24 N34\$ W25\$.											