

LOT 20
ESMT PT OR 1224/1532
BLACKROCK HAMMOCK PB 6/286

RITCHEY DAVID A & JENNIFER C
96429 SOUTHERN LILY DRIVE
YULEE, FL 32097

2023

50-3N-28-016B-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 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	

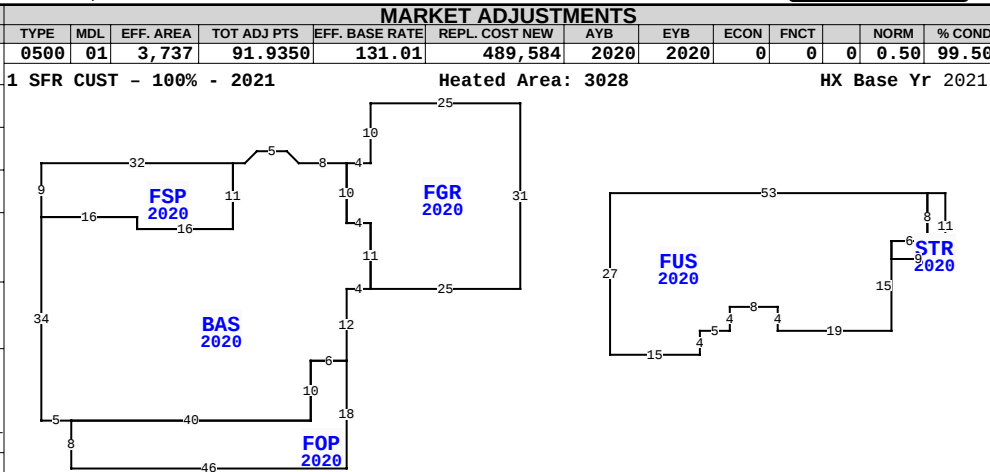
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,871	100	1,871	243,894
FGR	815	55	448	58,399
FOP	428	30	128	16,685
FSP	320	40	128	16,685
FUS	1,157	100	1,157	150,821
STR	51	10	5	652

TOTALS	4,642		3,737	487,136
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	95	3	285.00	SF	6.50	6.50
2	0812	CONCRETE C	0 100	0	0	3,402.00	SF	4.00	4.00
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	0855	CONC PAVER	0 100	50	3	150.00	SF	10.00	10.00
5	0911	SCRN RM A	0 100	55	26	1,430.00	SF	17.50	17.50
6	0861	POOL GUNIT	0 100	0	0	454.00	SF	85.00	85.00
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00
8	0855	CONC PAVER	0 100	0	0	976.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

REVIEW DATE 07/08/2021 BY KW



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

TOTAL OB/XF															94,063
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
1	0810	CONCRETE A	0 100	95	3	285.00	SF	6.50	6.50	100	2020	2020	3	99	1,834
2	0812	CONCRETE C	0 100	0	0	3,402.00	SF	4.00	4.00	100	2020	2020	3	99	13,472
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465
4	0855	CONC PAVER	0 100	50	3	150.00	SF	10.00	10.00	100	2021	2021	3	100	1,500
5	0911	SCRN RM A	0 100	55	26	1,430.00	SF	17.50	17.50	100	2021	2021	3	97	24,274
6	0861	POOL GUNIT	0 100	0	0	454.00	SF	85.00	85.00	100	2021	2021	3	98	37,818
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940
8	0855	CONC PAVER	0 100	0	0	976.00	SF	10.00	10.00	100	2021	2021	3	100	9,760

TOTAL OB/XF															94,063
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
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00

Market: 0 Agricultural: 0 Common: 115,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		487,136	
TOTAL MARKET OB/XF VALUE		94,063	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		696,199	
SOH/AGL Deduction		220,585	
ASSESSED VALUE		475,614	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		425,614	
TOTAL JUST VALUE		696,199	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		656,119	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2011395	SCRN ENCLSR	15,600	11/18/2020
C2001961	CO ISSUED	0	09/29/2020
B204350	SWIM POOL	47,000	06/08/2020
B2001961	NEW CONSTR	432,831	03/03/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2287/1945	7/03/2019	WD	Q	V	01	96,000	
GRANTOR: MCKENNA GEORGE T & MA							
GRANTEE: RITCHEY DAVID A & J							
2029/1543	2/19/2016	WD	Q	V	01	87,800	
GRANTOR: BLACKROCK LAND TRUST							
GRANTEE: MCKENNA GEORGE T &							

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=2020] W25 S10 W4 BAS=[YR=2020] W8 U2 L2 W5 D2 L2 W2 FSP=[YR=2020] W32 S9 E16 S2 E16 N11 \$ S11 W16 N2 W16 S34 E5 FOP=[YR=2020] S8 E46 N18 W6 S10 W40 \$ E40 N10 E6 N12 E4 N11 W4 N10 \$ S10 E4 S11 E25 N31\$ PTR= E15 S15 FUS=[YR=2020] E53 STR=[YR=2020] E3 S11 W9 N3 E6 N8\$ S8 W6 S15 W19 N4 W8 S4 W5 S4 W15 N27\$ N15 W15\$.									

AND VALUE	OTHER ADJUSTMENTS AND NOTES										YEAR	DENSITY	DECL	FRZ	YR	CONSRV
115,000																
Common: 115,000															PRINTED 08/02/2023 BY SYS	