LOT 22
IN OR 2138/1544
BLACKROCK HAMMOCK PB 6/286

JOHNSON MARTY L & DONNA M
96484 SOUTHERN LILY DRIVE
YULEE, FL 32097

2023

50-3N-28-016B-0022-0000

BUILDING CHARACTERISTICS

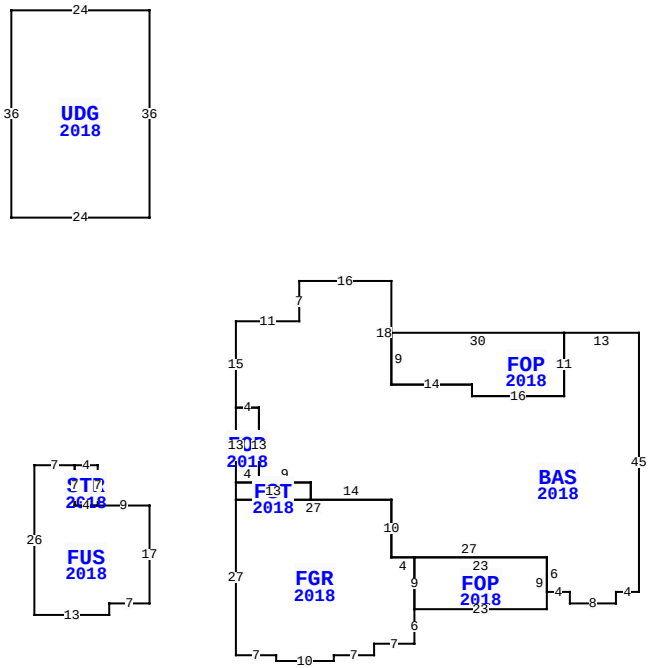
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,345	100	2,345	306,075
FGR	793	55	436	56,907
FOP	52	30	16	2,088
FOP	207	30	62	8,093
FOP	302	30	91	11,877
FST	39	55	21	2,741
FUS	415	100	415	54,167
STR	28	10	3	392
UDG	864	55	475	61,998
TOTALS	5,045		3,864	504,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,864	92.9880	132.51	512,019	2018	2018	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2019 Heated Area: 2760 HX Base Yr 2019



96484 SOUTHERN LILY DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		504,339
TOTAL MARKET OB/XF VALUE		17,139
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		636,478
SOH/AGL Deduction		202,161
ASSESSED VALUE		434,317
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		384,317
TOTAL JUST VALUE		636,478
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		553,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803611	CO ISSUED	0	12/31/2018
B1803612	GARAGE	41,299	04/10/2018
B1803611	NEW CONSTR	378,127	04/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2138/1544	8/04/2017	WD	Q	V	01	70,000
GRANTOR: CONNORS TRACI ANN						
GRANTEE: JOHNSON MARTY L & D						
2077/0733	8/22/2016	QC	U	V	11	100
GRANTOR: CONNORS MATTHEW JORDA						
GRANTEE: CONNORS TRACI ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 FOP=[YR=2018] W30 S9 E14 S2 E16 N11$ S11 W16 N2 W14 N18 W16 S7 W11 S15 FOP=[YR=2018] S13 FST=[YR=2018] S3 FGR=[YR=2018] S27 E7 S1 E10 N1 E7 N2 E7 N6 FOP=[YR=2018] E23 N9 W23 S9$ N9 W4 N10 W27$ E13 N3 W13$ E4 N13 W4 $ E4 S13 E9 S3 E14 S10 E27 S6 E4 S2 E8 N2 E4 N45$ PTR= W85 S30 FUS=[YR=2018] W9 STR=[YR=2018] N7 W4 S7 E4$ W4 N7 W7 S26 E13 N2 E7 N17$ N30 E85$ PTR= W85 N20 UDG=[YR=2018] N36 W24 S36 E24$ S20 E85$.

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	2018	2018	3	99	3,465	
2	0810	CONCRETE A	0	100	70	3	210.00	SF	6.50	6.50	100	2018	2018	3	98	1,338	
3	0812	CONCRETE C	0	100	0	0	3,147.00	SF	4.00	4.00	100	2018	2018	3	98	12,336	

LAND DESCRIPTION

TOTAL OB/XF 17,139

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 12/12/2018 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS