LOT 23
BLACKROCK HAMMOCK PB 6/286

MURPHY JASON
96474 SOUTHERN LILY DR
YULEE, FL 32097

2023

50-3N-28-016B-0023-0000

BUILDING CHARACTERISTICS

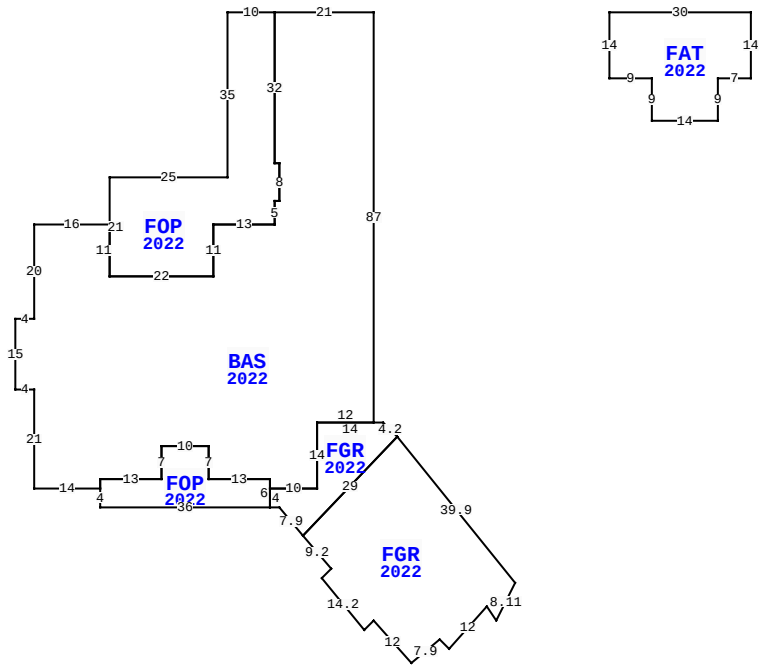
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	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	4,477	100	4,477	630,541
FAT	546	20	109	15,352
FGR	267	55	147	20,703
FGR	1,139	55	626	88,166
FOP	286	30	86	12,112
FOP	950	30	285	40,139
TOTALS	7,665		5,730	807,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	5,730	98.8380	140.84	807,013	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 4586 HX Base Yr 2023



96474 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		807,013
TOTAL MARKET OB/XF VALUE		147,445
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		1,069,458
SOH/AGL Deduction		70,972
ASSESSED VALUE		998,486
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		948,486
TOTAL JUST VALUE		1,069,458
NCON VALUE		945,048
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007560	ADDITION	12,360	05/13/2022
22004520	SWIM POOL	45,000	03/23/2022
B2110215	NEW CONSTR	733,115	08/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2255/1382	2/15/2019	WD	Q	V	01	65,000
GRANTOR: CANTAFI DANIEL & KARE						
GRANTEE: MURPHY JASON						
1779/0329	2/08/2012	QC	U	V	11	15,000
GRANTOR: MAZZOCCOLI DOMINIC						
GRANTEE: CANTAFI KAREN J & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W21 FOP=[YR=2022] W10 S35 W25 S21 E22 N11 E13 N5 E1 N8 W1 N32$ S32 E1 S8 W1 S5 W13 S11 W22 N11 W16 S20 W4 S15 E4 S21 E14 FOP=[YR=2022] S4 E36 FGR=[YR=2022] E2 D6 R5 FGR=[YR=2022] R6 D7 D2 L2 R9 D11 R2 U2 R8 D9 R6 U5 D2 R2 R8 U9 D3 R2 R4 U8 U31 L25 L20 D21 $ R20 U21 U3 L3 W14 S14 W10 S4$ N6 W13 N7 W10 S7 W13 S2$ N2 E13 N7 E10 S7 E13 S2 E10 N14 E12 N87$ PTR=E50 FAT=[YR=2022] E30 S14 W7 S9 W14 N9 W9 N14$ W50$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2	0855	CONC PAVER	0	100	0	0	4,340.00	SF	10.00	10.00	100	2022	2022	3	100	43,400	
3	0855	CONC PAVER	0	100	0	0	542.00	SF	10.00	10.00	100	2022	2022	3	100	5,420	
4	0861	POOL GUNIT	0	100	0	0	624.00	SF	85.00	85.00	100	2022	2022	3	100	53,040	
5	0911	SCRN RM A	0	100	0	0	1,630.00	SF	17.50	17.50	100	2022	2022	3	100	28,525	
6	0855	CONC PAVER	0	100	0	0	1,006.00	SF	10.00	10.00	100	2022	2022	3	100	10,060	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 147,445

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 09/12/2022 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS