

LOT 24
IN OR 2081/1119
BLACKROCK HAMMOCK PB 6/286

MCGRAW THOMAS & SARA LOUISE
96424 SOUTHERN LILY DR
YULEE, FL 32097

2023

50-3N-28-016B-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

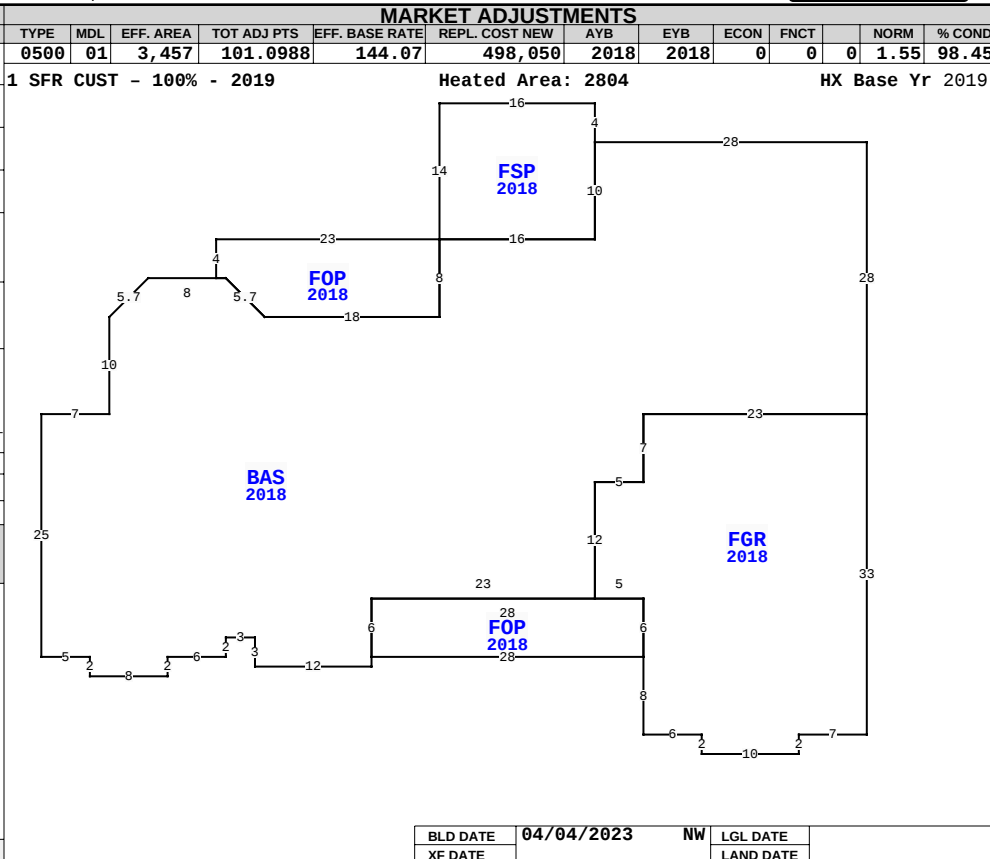
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,804	100	2,804	397,710
FGR	839	55	461	65,387
FOP	168	30	50	7,092
FOP	172	30	52	7,376
FSP	224	40	90	12,765
TOTALS	4,207		3,457	490,330

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	72	3	216.00	SF	6.50	6.50	100	2018
2	0811	CONCRETE B	0 100	0	0	2,470.00	SF	5.20	5.20	100	2018
3	0861	POOL GUNIT	0 100	0	0	540.00	SF	85.00	85.00	100	2019
4	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2019
5	0845	KOOL DECK	0 100	0	0	1,076.00	SF	7.25	7.25	100	2019
6	0462	ST/AL FNC	0 100	312	0	1,248.00	SF	10.00	10.00	100	2019
7	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2019

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



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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 4											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						490,330					
TOTAL MARKET OB/XF VALUE						78,643					
TOTAL LAND VALUE - MARKET						115,000					
TOTAL MARKET VALUE						683,973					
SOH/AGL Deduction						233,218					
ASSESSED VALUE						450,755					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						400,755					
TOTAL JUST VALUE						683,973					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						587,583					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1908964	SWIM POOL	55,255	01/01/2019
C1705840	CO ISSUED	0	01/22/2018
B1705840	NEW CONSTR	372,008	06/29/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2081/1119	10/31/2016	WD	Q	V	01	68,000
GRANTOR: HAND RODNEY D & SHANN						
GRANTEE: MCGRAW THOMAS & SAR						
2030/0136	2/19/2016	WD	Q	V	01	70,000
GRANTOR: BLACKROCK LAND TRUST						
GRANTEE: HAND RODNEY D & SHA						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W28 FSP=[YR=2018] N4 W16 S14 E16 N10\$ S10 W16 FOP=[YR=2018] W23 S4 E1 D4 R4 E18 N8\$ S8 W18 U4 L4 W8 D4 L4 S10 W7 S25 E5 S2 E8 N2 E6 N2 E3 S3 E12 N1FOP=[YR=2018] E28 FGR=[YR=2018] S8 E6 S2E10 N2 E7 N33 W23 S7 W5 S12 E5S6\$ N6 W28 S6\$ N6 E23 N12 E5 N7 E23 N28\$.											