



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	11	CLAY TILE 60
Interior Floor	12	HARDWOOD 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	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

Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4028.00			

EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0500	FP-PRE FAB	0	0
2	0855	CONC PAVER	0	30
3	0855	CONC PAVER	0	0
4	0855	CONC PAVER	0	69
5	0861	POOL GUNIT	0	0
6	0871	POOL HTR R	0	0
7	0855	CONC PAVER	0	0
8	0911	SCRN RM A	0	0

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	5,812	101.5740	144.74	841,229	2020	2020	0	0	0.50	99.50
1 SFR CUST - 0% - 0 Heated Area: 5004 HX Base Yr											
BLD DATE	04/04/2023					NW	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

96400 SOUTHERN LILY DR, YULEE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
D	VALUATION SUMMARY		
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		837,023	
TOTAL MARKET OB/XF VALUE		145,756	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		1,097,779	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,097,779	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,097,779	
TOTAL JUST VALUE		1,097,779	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,078,647	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904272	CO ISSUED	0	01/10/2020
B1909006	SCRN ENCLSR	20,300	11/01/2019
B1906996	SWIM POOL	25,000	10/01/2019
B1904272	NEW CONSTR	614,662	04/26/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2475/0385	6/18/2021	WD	Q	I	01	1,200,000
GRANTOR: MURPHY JASON E & RAEA						
GRANTEE: CIPPARONE SHERRI A						
2257/0034	2/25/2019	WD	Q	V	01	76,000
GRANTOR: HOWARD GLEN D & DEBOR						
GRANTEE: MURPHY JASON E & RA						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2020] W15 FOP=[YR=2020] N6 W25 N10 W13 S12 D4 R4 E9 S9 E24 N9 E1\$ W1 S9 W24 N9 W9 U4 L4 N12 W17 S54 FST=[YR=2020] S4 FOP=[YR=2020] W6 S4 FGR=[YR=2020] S36 E14 N2 E13 N23 FOP=[YR=2020] E22 N7 W22 S7\$ N11 W27\$ E6 N4\$ S4 E14 N8 W14\$ E14 S8 E7 S4 E22 S8 E14 N2 E13 N24 E4 N14 W4 N18\$ PTR= E30 FUS=[YR=2020] N9 E9 N2 E11 N4 E8 S15 E23 S6 STR=[YR=2020] S4 W8 N4 E8\$ W8 S4 W2 S1 W10 S12 W19 SFB=[YR=2020] S29 W12 N10 W8 N12 E8 N11 E9 S4 E3\$ W3 N23 W9 \$ W30\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00
TOTAL OB/XF 145,756									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00
TOTAL OB/XF 145,756									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00
TOTAL OB/XF 145,756									