LOT 29
IN OR 2227/398
BLACKROCK HAMMOCK PB 6/286

LAYMAN PAUL E &/BAERWALD SARAH E
96127 SOUTHERN PRIDE COURT
YULEE, FL 32097

2023

50-3N-28-016B-0029-0000

BUILDING CHARACTERISTICS

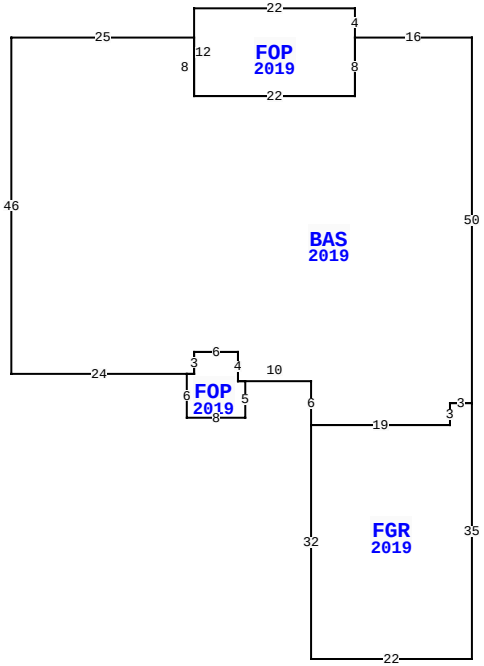
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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	2,859	100	2,859	390,541
FGR	713	55	392	53,548
FOP	65	30	20	2,732
FOP	264	30	79	10,791
TOTALS	3,901		3,350	457,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,350	96.8760	138.05	462,468	2019	2019	0	0	0	1.05	98.95

1 SFR CUST – 100% - 2020 Heated Area: 2859 HX Base Yr 2020



96127 SOUTHERN PRIDE CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		457,612
TOTAL MARKET OB/XF VALUE		84,048
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		656,660
SOH/AGL Deduction		177,903
ASSESSED VALUE		478,757
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		428,757
TOTAL JUST VALUE		656,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		572,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1901350	SWIM POOL	64,500	03/01/2019
B1909228	NEW CONSTR	386,423	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2227/0398	9/20/2018	TD	U	V	11	100
GRANTOR: LAYMAN PAUL E & SARAH						
GRANTEE: LAYMAN PAUL E & SAR						
2169/1653	1/08/2018	WD	Q	V	01	80,000
GRANTOR: WIDELOCK ROBERT & LIS						
GRANTEE: LAYMAN PAUL & SARAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FOP=[YR=2019] N4 W22 S12 E22 N8$ S8 W22 N8 W25 S46 E24 FOP=[YR=2019] S6 E8 N5 W1 N4 W6 S3 W1$ E1 N3 E6 S4 E10 S6 FGR=[YR=2019] S32 E22 N35 W3 S3 W19 $ E19 N3 E3 N50$.

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	2019	2019	3	99	3,465	
2	0810	CONCRETE A	0	100	70	3	210.00	SF	6.50	6.50	100	2019	2019	3	99	1,351	
3	0812	CONCRETE C	0	100	0	0	1,762.00	SF	4.00	4.00	100	2019	2019	3	99	6,978	
4	0861	POOL GUNIT	0	100	0	0	499.00	SF	85.00	85.00	100	2019	2019	3	93	39,446	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800	
6	0855	CONC PAVER	0	100	0	0	673.00	SF	10.00	10.00	100	2019	2019	3	99	6,663	
7	0911	SCRN RM A	0	100	36	35	1,260.00	SF	17.50	17.50	100	2019	2019	3	90	19,845	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	90	4,500	

LAND DESCRIPTION

TOTAL OB/XF 84,048

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 06/28/2019 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS