LOT 41
BLACKROCK HAMMOCK PB 6/286

FANG XIANGDONG D & LIN NA(H&W)/LIN NA
9507 CORONET LANE
BRENTWOOD, TN 32027

2023

50-3N-28-016B-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

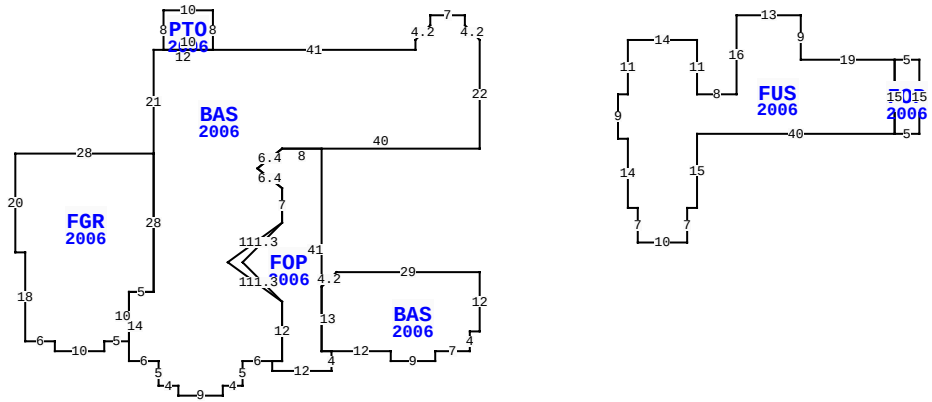
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
Frame	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	518	100	518	74,319
BAS	2,573	100	2,573	369,158
FGR	998	55	549	78,768
FOP	75	30	22	3,157
FOP	456	30	137	19,656
FUS	1,225	100	1,225	175,756
PTO	80	5	4	574
TOTALS	5,925		5,028	721,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	5,028	109.4400	155.95	784,117	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 0% - 2023 Heated Area: 4316 HX Base Yr



96040 SCARLET OAKS CT, YULEE

BLD DATE	04/04/2023	NW	LGL DATE
XF DATE	05/07/2007	RK	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	721,388
TOTAL MARKET OB/XF VALUE	43,552
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	879,940
SOH/AGL Deduction	0
ASSESSED VALUE	879,940
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	879,940
TOTAL JUST VALUE	879,940
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	928,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509930	H/AC	0	06/01/2005
E0515022	ELEC OTHER	0	05/01/2005
C15007	CO ISSUED	392,795	04/01/2005
P09365	OTHER	0	04/01/2005
R07471	REPAIR/RRF	5,100	04/01/2005
B15007	NEW CONSTR	392,795	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2534/0821	1/31/2022	WD	Q	I	01	1,070,000
GRANTOR: PERDICHEZZI & MICCINI						
GRANTEE: FANG XIANGDONG DANI						
2421/0135	12/22/2020	WD	U	I	11	100
GRANTOR: PERDICHEZZI ANTHONY T						
GRANTEE: PERDICHEZZI & MICCI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] U3 L3 N2 W7 S2 D3 L3 S2 W41 PTO=[YR=2006] N8 W10 S8 E10 $ W12 S21 FGR=[YR=2006] W28 S20 E2 S18 E6 S2 E10 N2 E5 N10 E5 N28 $ S28 W5 S14 E6 S5 E4 S2 E9 N2 E4 N5 E6 FOP=[YR=2006] S2 E12 N4 BAS=[YR=2006] E12 S2 E9 N2 E7 N4 E2 N12 W29 D3 L3 S13 E2$ W2 N41 W8 D4 L5 D4 R5 S7 D8 L8 R8 D8 S12 W2$ E2 N12 L11 U8 R11 U8 N7 U4 L5 U4 R5 E40 N22$ PTR=E30 FUS=[YR=2006] E14 S11 E8 N16 E13 S9E19 FOP=[YR=2006] E5 S15 W5 N15 $ S15 W40 S15 W2 S7 W10 N7 W2 N14 W2 N9 E2 N11 $ W30 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0812	CONCRETE C	0	0	0	0	2,966.00	SF	4.00	4.00	100	2006	2006	3	88	10,440	
3	0911	SCRN RM A	0	0	20	34	680.00	SF	17.50	17.50	100	2006	2006	3	31	3,689	
4	0861	POOL GUNIT	0	0	0	0	480.00	SF	85.00	85.00	100	2006	2006	3	48	19,584	
5	0845	KOOL DECK	0	0	0	0	470.00	SF	7.25	7.25	100	2006	2006	3	88	2,999	
6	1124	CB/STC 4"	0	0	0	0	368.00	SF	6.50	6.50	100	2006	2006	3	88	2,105	
7	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2006	2006	3	31	1,550	

LAND DESCRIPTION

TOTAL OB/XF 43,552

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	000134	C	SFR POND	0		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 10/15/2018 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS