

LOT 10
IN OR 1295/369
BLACKROCK HAMMOCK PB 6/286

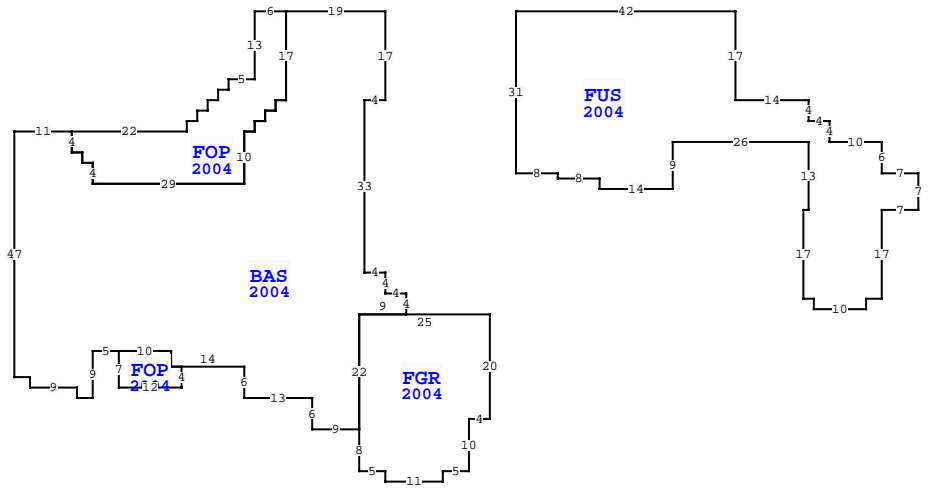
GARDNER RODERICK E SR & SHEREE L
96089 SOUTHERN LILY DRIVE
YULEE, FL 32097

2024

50-3N-28-016B-0010-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 50
Interior Floor	19 MARBLE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	8 100
Bathrooms	7.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2.100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR CUST	- 100%	- 2005									Heated Area: 5295	HX Base Yr 2005



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	3,381	100	3,381	521,738
FGR	732	55	403	62,189
FOP	78	30	23	3,549
FOP	514	30	154	23,764
FUS	1,914	100	1,914	295,358
TOTALS	6,619		5,875	906,599

EXTRA FEATURES																
L N	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	3.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	9,240	
2	0812	CONCRETE C	0	100	0	1,994.00	SF	4.00	4.00	100	2004	2004	3	84	6,700	
3	1126	CB/STC 8"	0	100	15	60.00	SF	8.00	8.00	100	2004	2004	3	84	403	

96089 SOUTHERN LILY DR, 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		906,599	
TOTAL MARKET OB/XF VALUE		16,343	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		1,037,942	
SOH/AGL Deduction		471,915	
ASSESSED VALUE		566,027	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		516,027	
TOTAL JUST VALUE		1,037,942	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		997,606	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2010299	REPAIR/RRF	6,000	11/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1295/0369	2/14/2005	WD	U	I	21	570,300

GRANTOR: COPPERFIELD'S USA INC
GRANTEE: GARDNER RODERICK E
1208/1314 2/17/2004 WD Q V 50,000
GRANTOR: MICAWBER ENTERPRISES
GRANTEE: COPPERFIELD'S USA I

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2004] W19 FOP=[YR=2004] W6 S13 W5 S2 W2 S2 W2 S2 W2 S2 W2 S2 W2 S4 E2 S2 E2 S4 E29 N10 E2 N2 E2 N2 E2 N17 \$ S17 W2 S2 W2 S2 W2 S2 W2 S10 W29 N4 W2 N2 W2 N4 W11 S47 E3 S2 E9 S2 E3 N9 E5 FOP=[YR=2004] S7 E12 N4 W2 N3 W10 \$ E10 S3 E14 S6 E13 S6 E9 FGR=[YR=2004] S8 E5 S2 E11 N2 E5 N10 E4 N20 W25 S22 \$ N22 E9 N4 W4 N4 W4 N33 E4 N17 \$ PTR= E25 FUS=[YR=2004] E42 S17 E14 S4 E4 S4 E10 S6 E7 S7 W7 S17 W3S2 W10 N2 W2 N17 E1 N13 W26 S9W14 N2 W8 N1 W8 N31 \$ W25 \$.

LAND DESCRIPTION																								
TOTAL OB/XF 16,343																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							