LOT 14
IN OR 1960/1605
BLACKROCK HAMMOCK PB 6/286

HAMILTON JEFFREY & MARCI
96253 SOUTHERN LILY DR
YULEE, FL 32097

2024

50-3N-28-016B-0014-0000

BUILDING CHARACTERISTICS

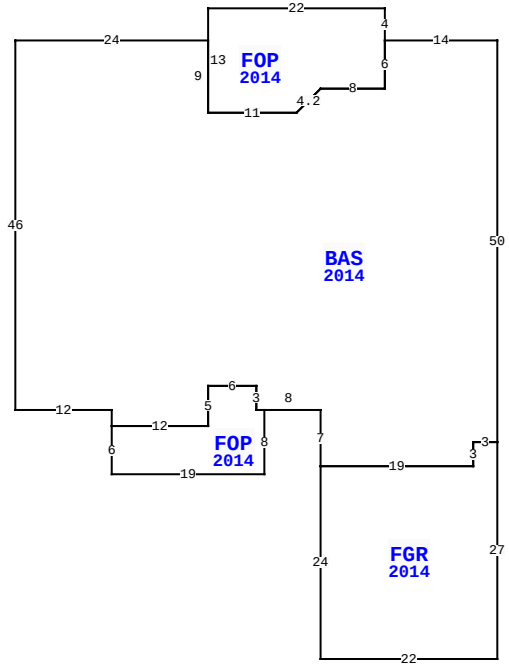
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,742	100	2,742	368,130
FGR	537	55	295	39,606
FOP	146	30	44	5,907
FOP	258	30	77	10,337
TOTALS	3,683		3,158	423,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,158	93.2328	139.85	441,646	2014	2014	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2016 Heated Area: 2742 HX Base Yr 2016



96253 SOUTHERN LILY DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		466,375
TOTAL MARKET OB/XF VALUE		112,818
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		694,193
SOH/AGL Deduction		224,620
ASSESSED VALUE		469,573
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		419,573
TOTAL JUST VALUE		694,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		678,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632689	NEW CONSTR	53,879	07/19/2016
B1531135	SCRNENC	67,339	09/01/2015
B1530828	SWIM POOL	57,698	07/01/2015
B1428224	CO ISSUED	0	07/22/2014
B1428224	NEW CONSTR	333,151	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1960/1605	1/30/2015	WD	Q	I	01	400,000
GRANTOR: CAPITAL CONSULTANTS L						
GRANTEE: HAMILTON JEFFREY &						
1852/0831	4/18/2013	WD	U	V	12	90,200
GRANTOR: AMERIS BANK						
GRANTEE: CAPITAL CONSULTANTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 FOP=[YR=2014] N4 W22 S13 E11 U3 R3 E8 N6 $ S6 W8 D3 L3 W11 N9 W24 S46 E12 S2 FOP=[YR=2014] S6 E19 N8 W1 N3 W6 S5 W12 $ E12 N5 E6 S3 E8 S7 FGR=[YR=2014] S24 E22 N27 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	0855	CONC PAVER	0	100	0	0	2,533.00	SF	10.00	10.00	100	2014	2014	3	95	24,064	
2	0861	POOL GUNIT	0	100	0	0	533.00	SF	85.00	85.00	100	2015	2015	3	78	35,338	
3	0855	CONC PAVER	0	100	0	0	1,062.00	SF	10.00	10.00	100	2015	2015	3	95	10,089	
4	0911	SCRN RM A	0	100	0	0	1,556.00	SF	17.50	17.50	100	2015	2015	3	70	19,061	
5	0855	CONC PAVER	0	100	0	0	725.00	SF	10.00	10.00	100	2015	2015	3	95	6,888	
6	0855	CONC PAVER	0	100	10	4	40.00	SF	10.00	10.00	100	2015	2015	3	95	380	
7	0476	VF 6 SBPL	0	100	0	0	12.00	LF	32.00	32.00	100	2014	2014	3	87	334	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	70	1,400	
9	0855	CONC PAVER	0	100	0	0	1,590.00	SF	10.00	10.00	100	2016	2016	3	96	15,264	

LAND DESCRIPTION

TOTAL OB/XF 112,818

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

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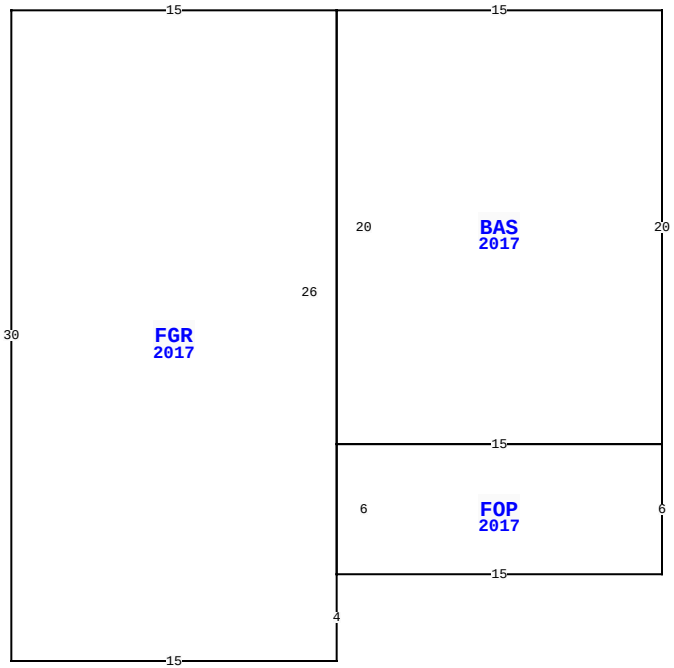
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	300	100	300	22,119
FGR	450	55	248	18,285
FOP	90	30	27	1,991
TOTALS	840		575	42,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	575	151.2500	75.62	43,482	2017	2017	0	0	0	2.50	97.50

2 ACCESORY U – 100% - 2016 Heated Area: 300 HX Base Yr 2016



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1852/0831	4/18/2013	WD	U	V	12	90,200
GRANTOR: AMERIS BANK						
GRANTEE: CAPITAL CONSULTANTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 FGR=[YR=2017] W15 S30 E15 N4
FOP=[YR=2017] E15 N6 W15 S6$ N26$ S20 E15 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/06/2024 BY SYS