LOT 19
BLACKROCK HAMMOCK PB 6/286

FLANAGAN JAMES E & KELLY
96405 SOUTHERN LILLY DRIVE
YULEE, FL 32097

2024

50-3N-28-016B-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

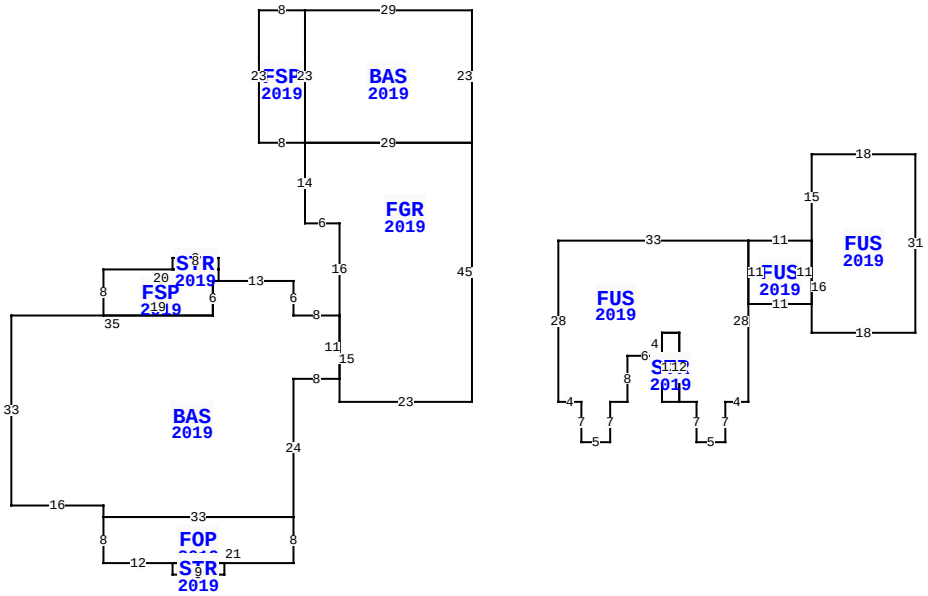
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3.5 100
Frame	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
NEIGHBORHOOD/LOC	4028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	667	100	667	112,208
BAS	1,855	100	1,855	312,063
FGR	1,119	55	615	103,460
FOP	264	30	79	13,290
FSP	154	40	62	10,430
FSP	184	40	74	12,448
FUS	121	100	121	20,356
FUS	558	100	558	93,871
FUS	910	100	910	153,088
STR	16	10	2	337
TOTALS	5,902		4,949	832,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,949	113.8606	170.79	845,240	2019	2019	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2021 Heated Area: 4111 HX Base Yr 2021



** This building has 12 Sub-Areas

96405 SOUTHERN LILY DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		832,561
TOTAL MARKET OB/XF VALUE		90,730
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		1,038,291
SOH/AGL Deduction		378,566
ASSESSED VALUE		659,725
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		609,725
TOTAL JUST VALUE		1,038,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		814,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014162	ADDITION	54,396	09/16/2022
B211140	SWIM POOL	79,120	02/01/2021
C1804197	CO ISSUED	0	01/14/2019
B1804197	NEW CONSTR	565,279	04/25/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2394/1357	9/22/2020	WD	Q	I	01	670,000
GRANTOR: COLE DOUGLAS A & SHER						
GRANTEE: FLANAGAN JAMES E &						
2166/0001	12/22/2017	WD	Q	V	02	71,000
GRANTOR: PYATT GEORGE W & SHEL						
GRANTEE: COLE DOUGLAS A & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W29 FSP=[YR=2019] W8 S23 E8 FGR=[YR=2019] S14 E6 S16 BAS=[YR=2019] W8 N6 W13 FSP=[YR=2019] N2 STR=[YR=2019] N2 W8 S2 E8$ W20 S8 E19 N6 E1$ W1 S6 W35 S33 E16 S2 FOP=[YR=2019] S8 E12 STR=[YR=2019] S2 E9 N2 W9$ E21 N8 W33$ E33 N24 E8 N11$ S15 E23 N45 W29$ N23$ S23 E29 N23$ PTR= S40 E15 FUS=[YR=2019] E33 FUS=[YR=2019] E11 FUS=[YR=2019] N15 E18 S31 W18 N16$ S11 W11 N11$ S28 W4 S7 W5 N7 W3 STR=[YR=2019] W3 N12 E3 S12$ N12 W3 S4 W6 S8 W3 S7 W5 N7 W4 N28 $ W15 N40$.

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	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50	100	2019	2019	3	98	2,038	
2	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100	2019	2019	3	98	764	
3	0812	CONCRETE C	0	100	0	0	2,430.00	SF	4.00	4.00	100	2019	2019	3	98	9,526	
4	0911	SCRN RM A	0	100	0	0	1,904.00	SF	17.50	17.50	100	2021	2021	3	93	30,988	
5	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2021	2021	3	95	31,654	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860	
7	0855	CONC PAVER	0	100	0	0	1,404.00	SF	10.00	10.00	100	2021	2021	3	99	13,900	

LAND DESCRIPTION

TOTAL OB/XF 90,730

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 01/08/2023 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/06/2024 BY SYS