

LOT 20
ESMT PT OR 1224/1532
BLACKROCK HAMMOCK PB 6/286

BOUTIN AARON J/CRUZ VICTORIA
96429 SOUTHERN LILY DRIVE
YULEE, FL 32097

2024

50-3N-28-016B-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		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	1,871	100	1,871	334,913
FGR	815	55	448	80,193
FOP	428	30	128	22,913
FSP	320	40	128	22,913
FUS	1,157	100	1,157	207,105
STR	51	10	5	895
TOTALS	4,642		3,737	668,930

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	95	3	285.00	SF	6.50	
2	0812	CONCRETE C	0 100	0	0	3,402.00	SF	4.00	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
4	0855	CONC PAVER	0 100	50	3	150.00	SF	10.00	
5	0911	SCRN RM A	0 100	55	26	1,430.00	SF	17.50	
6	0861	POOL GUNIT	0 100	0	0	454.00	SF	85.00	
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	
8	0855	CONC PAVER	0 100	0	0	976.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,737	120.5370	180.81	675,687	2020	2020	0	0	1.00	99.00
1 SFR CUST - 100% - 2024											
Heated Area: 3028											
HX Base Yr 2024											

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

TOTAL OB/XF									
91,712									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		668,930	
TOTAL MARKET OB/XF VALUE		91,712	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		875,642	
SOH/AGL Deduction		0	
ASSESSED VALUE		875,642	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		825,642	
TOTAL JUST VALUE		875,642	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		696,199	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2011395	SCRN ENCLSR	15,600	11/18/2020
C2001961	CO ISSUED	0	09/29/2020
B204350	SWIM POOL	47,000	06/08/2020
B2001961	NEW CONSTR	432,831	03/03/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2666/339	8/25/2023	WD Q	I	01	
GRANTOR: RITCHEY DAVID A & JEN					
GRANTEE: BOUTIN AARON J					
2287/1945	7/03/2019	WD Q	V	01	
GRANTOR: MCKENNA GEORGE T & MA					
GRANTEE: RITCHEY DAVID A & J					

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=2020] W25 S10 W4 BAS=[YR=2020] W8 U2 L2 W5 D2 L2 W2 FSP=[YR=2020] W32 S9 E16 S2 E16 N11 \$ S11 W16 N2 W16 S34 E5 FOP=[YR=2020] S8 E46 N18 W6 S10 W40 \$ E40 N10 E6 N12 E4 N11 W4 N10 \$ S10 E4 S11 E25 N31\$ PTR= E15 S15 FUS=[YR=2020] E53 STR=[YR=2020] E3 S11 W9 N3 E6 N8\$ S8 W6 S15 W19 N4 W8 S4 W5 S4 W15 N27\$ N15 W15\$.									