

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

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

2025

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 Floo	14 CARPET 50
Interior Floo	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. 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												

BLD DATE	04/04/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/01/2025
INC DATE			AG DATE	MLU

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,381	100	2004	3,381	540,541
FGR	732	55	2004	403	64,430
FOP	78	30	2004	23	3,677
FOP	514	30	2004	154	24,621
FUS	1,914	100	2004	1,914	306,003
TOTALS	6,619			5,875	939,272

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	87	9,135	
2	0812	CONCRETE C	0	100	0	1,994.00	SF	4.00	4.00	100	2004	2004	3	83	6,620	
3	1126	CB/STC 8"	0	100	15	60.00	SF	8.00	8.00	100	2004	2004	3	83	398	

96089 SOUTHERN LILY DR, YULEE												
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LAND DESCRIPTION																								
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	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000							

TOTAL OB/XF 16,153												
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	939,272		
TOTAL MARKET OB/XF VALUE	16,153		
TOTAL LAND VALUE - MARKET	170,000		
TOTAL MARKET VALUE	1,125,425		
SOH/AGL Deduction	542,983		
ASSESSED VALUE	582,442		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	531,720		
TOTAL JUST VALUE	1,125,425		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,037,942		

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												
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BUILDING DIMENSIONS												
BAS=[YR=2004] W19 FOP=[YR=2004] W6 S13 W5 S2 W2 S2 W2 S2 W2 S2 W2 S2 W2 S2 E2 S2 E2 S4 E29 N10 E2 N2 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 \$.												