

LOT 11
IN OR 2230/1801
BLACKROCK HAMMOCK PB 6/286

GREEN JOHN L
96115 SOUTHERN LILY DR
YULEE, FL 32097

2025

50-3N-28-016B-0011-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 80
Exterior Wall	20 FACE BRICK 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
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 YEAR TOT ADJ AREA SUBAREA MARKET VALUE
BAS	3,006 100 2007 3,006 388,222
FGR	1,114 55 2007 613 79,168
FOP	72 30 2007 22 2,841
FOP	561 30 2007 168 21,697
FST	54 55 2007 30 3,874
FST	78 55 2007 43 5,553
FUS	842 100 2007 842 108,744
STR	148 10 2007 15 1,937
TOTALS	5,875 4,739 612,037

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%	- 2019		675,165	2007	2007	0	0	0	9.35 90.65
Heated Area: 3848						HX Base Yr 2019					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			612,037
TOTAL MARKET OB/XF VALUE			61,371
TOTAL LAND VALUE - MARKET			170,000
TOTAL MARKET VALUE			843,408
SOH/AGL Deduction			274,915
ASSESSED VALUE			568,493
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			517,771
TOTAL JUST VALUE			843,408
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			763,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429351	SWIM POOL	37,450	09/01/2014
M12717	MECH OTHER	0	02/01/2007
M10982	MECH OTHER	0	01/01/2006
E16576	ELEC OTHER	2,000	01/01/2006
P10144	OTHER	0	10/01/2005
C15966	CO ISSUED	304,311	09/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2230/1801	10/12/2018	WD	Q	I	02	530,000
GRANTOR: TANKERSLEY PERRY G &						
GRANTEE: GREEN JOHN L						
1907/1905	3/03/2014	SW	U	I	12	400,100
GRANTOR: WELLS FARGO BANK NA T						
GRANTEE: TANKERSLEY PERRY G						

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	0		1.00	UT 3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0		3,043.00	SF 4.00	4.00	100	2007	2007	3	87	10,590	
3	1126	CB/STC 8"	0	100	0	0		63.00	SF 8.00	8.00	100	2007	2007	3	87	438	
4	0861	POOL GUNIT	0	100	0	0		420.00	SF 85.00	85.00	100	2014	2014	3	71	25,347	
5	0911	SCRN RM A	0	100	23	44		1,012.00	SF 17.50	17.50	100	2014	2014	3	60	10,626	
6	0855	CONC PAVER	0	100	0	0		592.00	SF 10.00	10.00	100	2014	2014	3	94	5,565	
7	0812	CONCRETE C	0	100	0	0		1,504.00	SF 4.00	4.00	100	2014	2014	3	94	5,655	
TOTALS															61,371		

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							