

LOT 13
IN OR 1397/1293
BLACKROCK HAMMOCK PB 6/286

PRATICO ALFRED & DOROTHY L
96185 SOUTHERN LILY DRIVE
YULEE, FL 32097

2025

50-3N-28-016B-0013-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	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	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	YEAR
BAS	3,090	100	2005
FGR	1,088	55	2005
FOP	180	30	2005
FSP	546	40	2005
TOTALS	4,904		
		3,960	507,170

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%	- 2007								
Heated Area: 3090						HX Base Yr 2007					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			507,170
TOTAL MARKET OB/XF VALUE			48,508
TOTAL LAND VALUE - MARKET			170,000
TOTAL MARKET VALUE			725,678
SOH/AGL Deduction			370,259
ASSESSED VALUE			355,419
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			304,697
TOTAL JUST VALUE			725,678
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			651,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1907450	SCRN ENCLSR	18,000	09/01/2019
B16262	ADDITION	8,000	09/01/2005
M09281	MECH OTHER	0	02/01/2005
B0515343	SWIM POOL	20,000	01/01/2005
B0413806	NEW CONSTR	0	01/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/1293	3/21/2006	WD Q	Q	I		650,000
GRANTOR: KREGER GERALD K & MIC						
GRANTEE: PRATICO ALFRED & DO						
1295/0368	2/14/2005	WD U	V	07		100
GRANTOR: MICAWBER ENTERPRISES						
GRANTEE: COPPERFIELDS USA IN						

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	0911	SCRN RM A	0	100	22	39	SF	17.50	17.50	100	2020	2020	3	86	12,913	
2	0861	POOL GUNIT	0	100	14	32	SF	85.00	85.00	100	2005	2005	3	36	13,709	
3	0504	FP-ELECTRI	0	100	0	0	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760	
4	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	2005	2005	3	84	12,549	
5	0845	KOOL DECK	0	100	0	0	SF	7.25	7.25	100	2005	2005	3	84	3,167	
6	0525	GAZEBO	0	100	0	0	UT	5,000.00	5,000.00	100	2012	2012	3	64	3,200	
7	1076	TRELLIS A	0	100	18	16	SF	7.50	7.50	100	2010	2010	3	56	1,210	
TOTALS												48,508				

BUILDING NOTES			
96185 SOUTHERN LILY DR, YULEE			

BUILDING DIMENSIONS											
BAS=[YR=2005] W22 FSP=[YR=2005] W44 S8 E12 D3 R3 S6 E21 N9 E8 N8 S8 W8 S9 W21 N6 W3 N3 W12 S50 E16N4 FOP=[YR=2005] E27 N6 W11 N3 W6 S3 W10 S6 S N6 E10 N3 E6 S3 E11 S12 E13 N1 E10 S2 FGR=[YR=2005] S12 E8 S2 E16 N2 E8 N35 W32 S7 E4 S16 W4 S E4 N16 W4 N45 S .											

LAND DESCRIPTION												TOTAL OB/XF												
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							