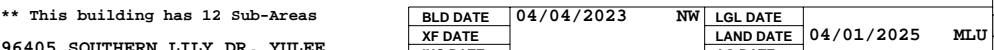


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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	109.5984	173.17	857,018	2019	2019	0	0	0	2.00	98.00		
1 SFR CUST - 0% - 2025 Heated Area: 4111 HX Base Yr														



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	667	100	2019	667	113,194
BAS	1,855	100	2019	1,855	314,805
FGR	1,119	55	2019	615	104,370
FOP	264	30	2019	79	13,406
FSP	154	40	2019	62	10,522
FSP	184	40	2019	74	12,559
FUS	121	100	2019	121	20,535
FUS	558	100	2019	558	94,696
FUS	910	100	2019	910	154,433
STR	16	10	2019	2	339
TOTALS	5,902			4,949	839,878

\*\* This building has 12 Sub-Areas  
96405 SOUTHERN LILY DR, YULEE

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

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		839,878		
TOTAL MARKET OB/XF VALUE		88,879		
TOTAL LAND VALUE - MARKET		170,000		
TOTAL MARKET VALUE		1,098,757		
SOH/AGL Deduction		0		
ASSESSED VALUE		1,098,757		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		1,098,757		
TOTAL JUST VALUE		1,098,757		
NCON VALUE		0		
INCOME VALUE		0		
PREVIOUS YEAR MKT VALUE		1,038,291		

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
2795/1155	6/13/2025	WD	Q	I	01	1,000,000
GRANTOR: FLANAGAN JAMES E & KE						
GRANTEE: LAWRENCE TIMOTHY &						
2394/1357	9/22/2020	WD	Q	I	01	670,000
GRANTOR: COLE DOUGLAS A & SHER						
GRANTEE: FLANAGAN JAMES E &						

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\$.	

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	0810	CONCRETE A	0	0	0	0	320.00	SF	6.50	6.50	100	2019	2019	3	97	2,018	
2	0810	CONCRETE A	0	0	40	3	120.00	SF	6.50	6.50	100	2019	2019	3	97	757	
3	0812	CONCRETE C	0	0	0	0	2,430.00	SF	4.00	4.00	100	2019	2019	3	97	9,428	
4	0911	SCRN RM A	0	0	0	0	1,904.00	SF	17.50	17.50	100	2021	2021	3	90	29,988	
5	0861	POOL GUNIT	0	0	28	14	392.00	SF	85.00	85.00	100	2021	2021	3	93	30,988	
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800	
7	0855	CONC PAVER	0	0	0	0	1,404.00	SF	10.00	10.00	100	2021	2021	3	99	13,900	

LAND DESCRIPTION		TOTAL OB/XF														88,879								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RES			RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000							