

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

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

2025

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

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	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. 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	3,737	120.5370	190.45	711,712	2020	2020	0	0	0	1.50	98.50

1 SFR CUST - 100% - 2024 Heated Area: 3028 HX Base Yr 2024

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			701,036
TOTAL MARKET OB/XF VALUE			89,975
TOTAL LAND VALUE - MARKET			170,000
TOTAL MARKET VALUE			961,011
SOH/AGL Deduction			59,975
ASSESSED VALUE			901,036
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			850,314
TOTAL JUST VALUE			961,011
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			875,642

Quality		01 Quality Level 01			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		KKT AREA 04			
NEIGHBORHOOD/LOC 4028.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,871	100	2020	1,871	350,987
FGR	815	55	2020	448	84,042
FOP	428	30	2020	128	24,012
FSP	320	40	2020	128	24,012
FUS	1,157	100	2020	1,157	217,046
STR	51	10	2020	5	938
TOTALS	4,642			3,737	701,036

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

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	SALE PRICE
2666/339	8/25/2023	WD Q	Q	I	01	1,060,000
GRANTOR: RITCHEY DAVID A & JEN						
GRANTEE: BOUTIN AARON J						
2287/1945	7/03/2019	WD Q	Q	V	01	96,000
GRANTOR: MCKENNA GEORGE T & MA						
GRANTEE: RITCHEY DAVID A & J						

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	0810	CONCRETE A	0	100	95	3	285.00	SF	6.50	6.50	100	2020	2020	3	98	1,815	
2	0812	CONCRETE C	0	100	0	0	3,402.00	SF	4.00	4.00	100	2020	2020	3	98	13,336	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
4	0855	CONC PAVER	0	100	50	3	150.00	SF	10.00	10.00	100	2021	2021	3	99	1,485	
5	0911	SCRN RM A	0	100	55	26	1,430.00	SF	17.50	17.50	100	2021	2021	3	90	22,523	
6	0861	POOL GUNIT	0	100	0	0	454.00	SF	85.00	85.00	100	2021	2021	3	93	35,889	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800	
8	0855	CONC PAVER	0	100	0	0	976.00	SF	10.00	10.00	100	2021	2021	3	99	9,662	

TOTAL OB/XF													89,975											
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							

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\$.												

LAND DESCRIPTION													TOTAL OB/XF					89,975						
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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							