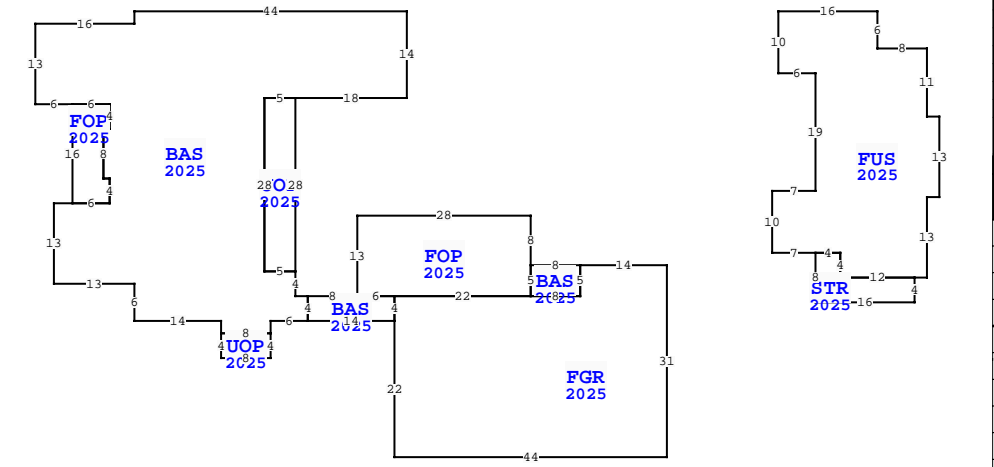


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	13 LVT/LAMNT 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1 SFR CUST	-	0%	-	2025	Heated Area: 2847									HX Base Yr



Quality	03 Quality Level 03				
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	40	100	2025	40	8,864
BAS	56	100	2025	56	12,409
BAS	1,885	100	2025	1,885	417,697
FGR	1,214	55	2025	668	148,022
FOP	88	30	2025	26	5,761
FOP	364	30	2025	109	24,153
FUS	866	100	2025	866	191,897
STR	80	10	2025	8	1,773
UOP	32	20	2025	6	1,330
UOP	140	20	2025	28	6,205
TOTALS	4,765			3,692	818,110

96499 SOUTHERN LILY DR, YULEE

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	818,110		
TOTAL MARKET OB/XF VALUE	109,800		
TOTAL LAND VALUE - MARKET	170,000		
TOTAL MARKET VALUE	1,097,910		
SOH/AGL Deduction	43,500		
ASSESSED VALUE	1,054,410		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,054,410		
TOTAL JUST VALUE	1,097,910		
NCON VALUE	927,910		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	115,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240012487	NEW SFR T-4200 H-	542,323	11/06/2024
B240009953	43X38 POOL SC	16,794	08/27/2024
SP240008525		83,000	07/22/2024
B240000926	NEW SFR T-4200 H-	542,323	01/24/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/1624	4/21/2023	WD	U	V	11	100
GRANTOR: DIERKES DAVID &						
GRANTEE: SOUTHERN LILY INVES						
2524/0686	11/17/2021	WD	Q	V	01	120,000
GRANTOR: CAPITAL CONSULTANTS L						
GRANTEE: DIERKES DAVID & DON						

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	0855	CONC PAVER	0	0	0	0	3,584.00	SF	10.00	10.00	100	2025	2024		100	35,840	
2	0462	ST/AL FNC	0	0	0	0	1,176.00	SF	10.00	10.00	100	2025	2024		100	11,760	
3	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2025	2024		100	900	
4	0861	POOL GUNIT	0	0	28	14	392.00	SF	85.00	85.00	100	2025	2024		100	33,320	
5	0912	SCRN RM G	0	0	0	0	1,152.00	SF	20.00	20.00	100	2025	2024		100	23,040	
6	0810	CONCRETE A	0	0	0	0	760.00	SF	6.50	6.50	100	2025	2024		100	4,940	
TOTAL OB/XF																109,800	

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2025;ORIG=70,10] W44 S2 W16 S13 E6 E6 S4 W1 S8 E1 S4 W6 W3 S13 E13 S6 E14 S2 E8 N2 E6 N4 W2 N4 W5 N28 E5 E18 N14 \$													
FGR=[YR=2025;ORIG=68,56] E22 E8 N5 E14 S31 W44 N22 N4 \$													
FUS=[YR=2025;ORIG=130,10] E16 S6 E8 S11 E2 S13 W2 S13 W2 W12 N4 W4 W7 N10 E7 N19 W6 N10 \$													
FOP=[YR=2025;ORIG=90,56] W22 W6 N13 E28 S8 S5 \$													
UOP=[YR=2025;ORIG=47,24] E5 S28 W5 N28 \$													
FOP=[YR=2025;ORIG=16,25] E6 S4 W1 S8 E1 S4 W6 N16 \$													
STR=[YR=2025;ORIG=136,49] E4 S4 E12 S4 W16 N8 \$													
BAS=[YR=2025;ORIG=54,56] E8 E6 S4 W14 N4 \$													
BAS=[YR=2025;ORIG=90,56] E8 N5 W8 S5 \$													
UOP=[YR=2025;ORIG=40,62] E8 S4 W8 N4 \$													

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	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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000							