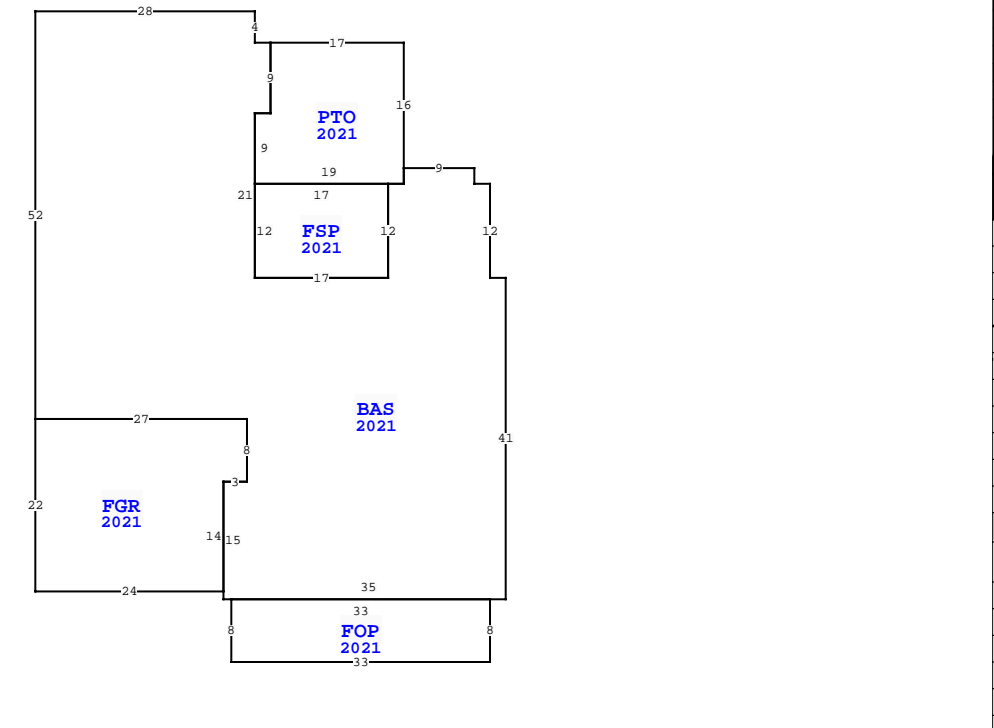


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 90
Roof Cover	13 STAND SEAM 10
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMNT 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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	3,509	121.2804	191.62	672,395	2021	2021	0	0	1.00	99.00		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		665,671
TOTAL MARKET OB/XF VALUE		10,348
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		846,019
SOH/AGL Deduction		249,835
ASSESSED VALUE		596,184
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		545,462
TOTAL JUST VALUE		846,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		760,513



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	3,028	100	2021	3,028	574,423
FGR	552	55	2021	304	57,669
FOP	264	30	2021	79	14,987
FSP	204	40	2021	82	15,556
PTO	324	5	2021	16	3,035
TOTALS	4,372			3,509	665,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006881	NW RES SCN	15,054	06/24/2025
C204800	CO ISSUED	0	03/05/2021
B204800	NEW CONSTR	406,262	06/22/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2338/0889	2/10/2020	WD	Q	V	02	77,500

GRANTOR: LAZORIK ANDREA L & KE
GRANTEE: HOLDEN JOHN D & MAR
1779/0330 2/08/2012 QC U V 11 15,000
GRANTOR: MAZZOCOLI DOMINIC
GRANTEE: LAZORIK ANDREA L &

96360 SOUTHERN LILY DR, YULEE	BLD DATE 04/04/2023 NW	LGL DATE	04/01/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	62	4			6.50	100	2021	2021	3	99	1,596	
2	0812	CONCRETE C	0	100	0	0			4.00	100	2021	2021	3	99	8,752	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2021] W9 PTO=[YR=2021] N16 W17 S9 W2 S9 FSP=[YR=2021] S12 E17 N12 W17\$ E19 N2\$ S2 W2 S12 W17 N21 E2 N9 W2 N4 W28 S52 FGR=[YR=2021] S22 E24 N14 E3 N8 W27\$ E27 S8 W3 S15 E1 POP=[YR=2021] S8 E33 N8 W33\$ E35 N41 W2 N12 W2 N2\$.	

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										