LOT 32
BLACKROCK HAMMOCK PB 6/286

NETHERY STEVEN W
2420 DOLLY RIDGE RD
VESTAVIA HILLS, AL 35243

2025

50-3N-28-016B-0032-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4028.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

96092 SOUTHERN PRIDE CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	170,000
TOTAL MARKET VALUE	170,000
SOH/AGL Deduction	43,500
ASSESSED VALUE	126,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,500
TOTAL JUST VALUE	170,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250003993	NSFR	759,698	04/16/2025
B250002152	RES SCREEN ENCLOS	18,000	02/28/2025
250001277	RES SWIMMING POOL	55,000	02/06/2025
B240006576	H3875 G1405 P858	759,698	06/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2801/1690	7/21/2025	WD	Q	I	01	1,450,000
GRANTOR: MURPHY JASON ERIC						
GRANTEE: NETHERY STEVEN W						
2589/1765	9/08/2022	WD	Q	V	01	129,000
GRANTOR: STANLEY ROGER & ISABE						
GRANTEE: MURPHY JASON ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 04/01/2025 BY MLU Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS