

LOT 38
IN OR 1640/1647
BLACKROCK HAMMOCK PB 6/286

BOTKIN WILLIAM F & VIRGINIA J/TRUSTEES OF WILLIAM
96115 SCARLET OAKS COURT CITY
YULEE, FL 32097

2025

50-3N-28-016B-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4028.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,095	100	2005	3,095	429,829
FGR	1,133	55	2005	623	86,521
FOP	74	30	2005	22	3,055
FOP	521	30	2005	156	21,665

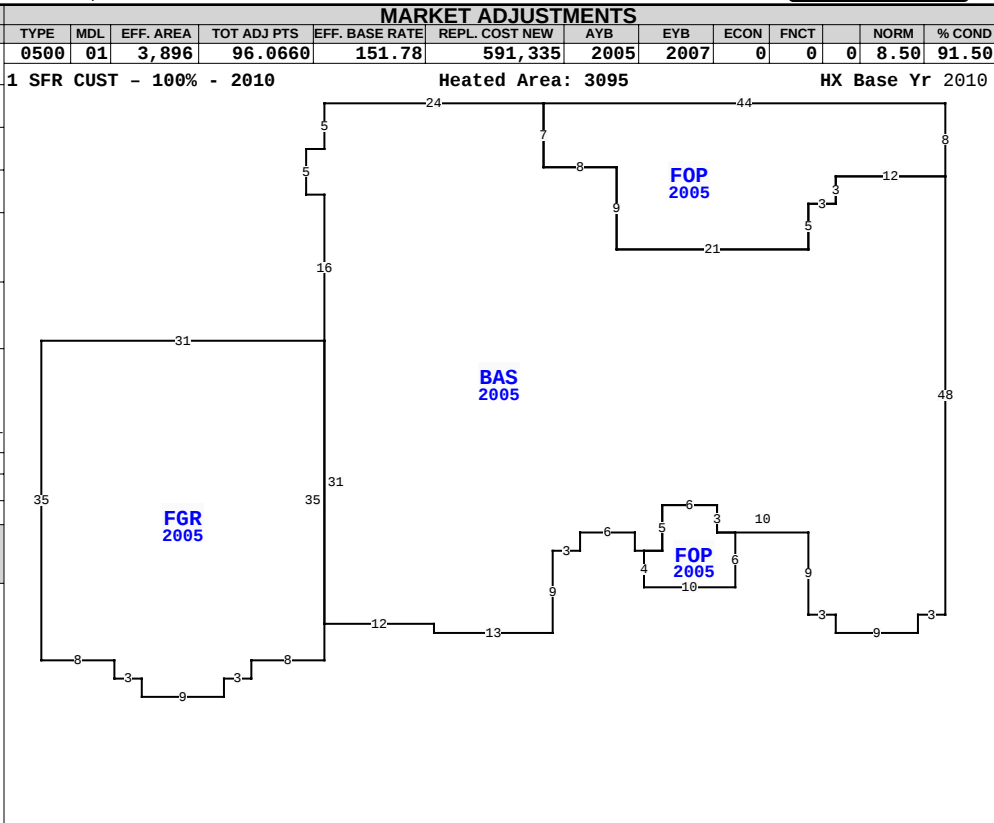
TOTALS	4,823			3,896	541,072
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EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	3,083.00	SF	4.00	4.00	100	2005	2005	3	84	10,359	
3	0861	POOL GUNIT	0	100	34	15	510.00	SF	85.00	85.00	100	2005	2005	3	36	15,606	
4	0845	KOOL DECK	0	100	0	0	942.00	SF	7.25	7.25	100	2005	2005	3	84	5,737	
5	0911	SCRN RM A	0	100	44	33	1,452.00	SF	17.50	17.50	100	2005	2005	3	22	5,590	
6	0855	CONC PAVER	0	100	0	0	850.00	SF	10.00	10.00	100	2009	2009	3	89	7,565	
7	0462	ST/AL FNC	0	100	378	0	1,890.00	SF	10.00	10.00	100	2009	2009	3	52	9,828	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	35	700	

LAND DESCRIPTION

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	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000							



96115 SCARLET OAKS CT, YULEE	BLD DATE 04/04/2023	NW	LGL DATE	04/01/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		541,072	
TOTAL MARKET OB/XF VALUE		58,465	
TOTAL LAND VALUE - MARKET		170,000	
TOTAL MARKET VALUE		769,537	
SOH/AGL Deduction		387,152	
ASSESSED VALUE		382,385	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		331,663	
TOTAL JUST VALUE		769,537	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		693,567	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2009972	REPAIR/RRF	6,000	11/01/2020
M172395	H/AC	0	04/01/2017
E0515082	ELEC OTHER	2,000	06/01/2005
M0509746	H/AC	0	05/01/2005
P09049	OTHER	0	02/01/2005
R0507055	REPAIR/RRF	4,800	02/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1640/1647	9/18/2009	WD Q	I	01	
					SALE PRICE
					560,000

GRANTOR: DALTON KENNETH E & PA
GRANTEE: BOTKIN WILLIAM F &
1279/0164 12/07/2004 WD Q V 95,000
GRANTOR: COPPERFIELDS USA INC
GRANTEE: DALTON KENNETH & PA

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W44 BAS=[YR=2005] W24 S5 W2 S5 E2 S16
FGR=[YR=2005] W31 S35 E8 S2 E3 S2 E9 N2 E3 N2 E8 N35 \$ S31
E12 S1 E13 N9 E3 N2 E6 S2 E1 FOP=[YR=2005] S4 E10 N6 W2 N3
W6 S5 W2 \$ E2 N5 E6 S3 E10 S9 E3 S2 E9 N2 E3 N48 W12 S3 W3 S5
W21 N9 W8 N7 \$ S7 E8 S9 E21 N5 E3 N3 E12 N8 \$.