LOT 39
BLACKROCK HAMMOCK PB 6/286

HINCHLIFFE BENJAMIN I &/COOGLE JENNA M
96098 SCARLET OAKS COURT
YULEE, FL 32097

2025

50-3N-28-016B-0039-0000

BUILDING CHARACTERISTICS

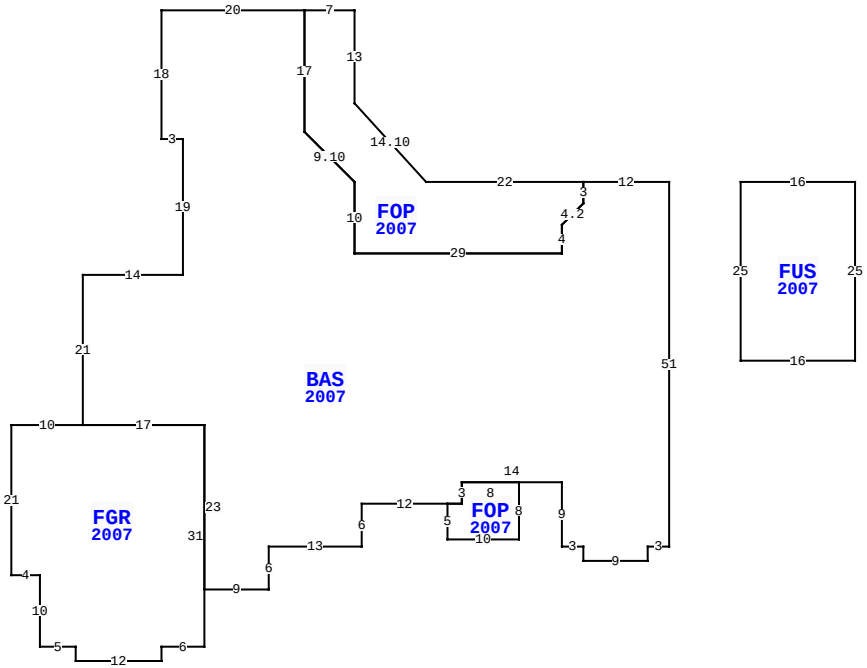
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	31	HARDIE BRD 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
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	3,756	100	2007	3,756	486,576
FGR	821	55	2007	452	58,555
FOP	74	30	2007	22	2,850
FOP	502	30	2007	151	19,561
FUS	400	100	2007	400	51,818
TOTALS	5,553			4,781	619,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,781	91.9512	145.28	694,584	2007	2009	0	0	0	10.83	89.17

1 SFR CUST – 100% - 2020 Heated Area: 4156 HX Base Yr 2020



96098 SCARLET OAKS CT, YULEE

BLD DATE	04/04/2023 NW	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		619,361
TOTAL MARKET OB/XF VALUE		44,497
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		833,858
SOH/AGL Deduction		297,266
ASSESSED VALUE		536,592
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		485,870
TOTAL JUST VALUE		833,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		754,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007983	REPAIR/RRF	41,279	09/01/2020
B1226592	REMODEL	492	11/01/2012
B0922429	SCRN ENCLSRE	4,405	04/01/2009
B0922281	SWIM POOL	45,800	02/01/2009
C21197	CO ISSUED	0	03/01/2008
B21197	NEW CONSTR	321,230	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2263/0287	3/21/2019	WD	Q	I	01	652,000
GRANTOR: VANSICKLE CURTIS A &						
GRANTEE: HINCHLIFFE BENJAMIN						
1946/1281	10/31/2014	WD	Q	I	02	570,000
GRANTOR: WOODY LEON S & SHERRY						
GRANTEE: VANSICKLE CURTIS A						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	1,731.00	SF	5.20	5.20	100	2007	2007	3	87	7,831	
2	1127	BRICK 8"	0	100	0	0	160.00	SF	11.00	11.00	100	2007	2007	3	96	1,690	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
4	0861	POOL GUNIT	0	100	22	12	264.00	SF	85.00	85.00	100	2009	2009	3	52	11,669	
5	0845	KOOL DECK	0	100	0	0	792.00	SF	7.25	7.25	100	2009	2009	3	89	5,110	
6	0911	SCRN RM A	0	100	44	24	1,056.00	SF	17.50	17.50	100	2009	2009	3	35	6,468	
7	0462	ST/AL FNC	0	100	144	0	576.00	SF	10.00	10.00	100	2009	2009	3	52	2,995	
8	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2009	2009	3	74	444	
9	0810	CONCRETE A	0	100	50	3	150.00	SF	6.50	6.50	100	2009	2009	3	89	868	
10	0855	CONC PAVER	0	100	24	20	480.00	SF	10.00	10.00	100	2009	2009	3	89	4,272	

BUILDING DIMENSIONS

BAS=[YR=2007] W12FOP=[YR=2007] W22 U11 L10 N13W7S17 D7 R7 S10E29N4 R3 U3 N3 $S3 D3 L3 S4W29N10 L7 U7 N17W20 S18E3S19W14S21FGR=[YR=2007] W10S21E4 S10E5S2E12N2E6N31W17$E17S23E9 N6E13N6E12FOP=[YR=2007] S5E10N8W8S3 W2$E2N3E14S9E3S2E9N2E3N51$PTR= E10FUS=[YR=2007] E16S25W16N25$W10$.

LAND DESCRIPTION

TOTAL OB/XF 44,497

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	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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS