

HAMILTON JEFFREY & MARCI ESTEP
96253 SOUTHERN LILY COURT
YULEE, FL 32097

37-3N-28-0743-0505-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 70
Exterior Wall16WD FR STUC 30

RooF Structur03GABLE/HIP 100
RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100
Interior Floo14CARPET 80
Interior Floo08SHT VINYL 20
Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4038.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREAMARKET VALUE

BAS1,76110020181,761191,292

FGR40455201822224,116

FOP283020188869

FSP112402018454,888

MARKEADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,036106.8200112.16228,358201820180003.1596.85

1 SINGLE FAM 0% - 0Heated Area: 1761HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/13/2025MLU

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

221,165065,000286,1650286,1650286,1650286,1650293,561

SALSA DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CD SALE PRICE

2122/06745/24/2017WDUUV3730,000

GRANTOR:ESB INVESTMENTS LLC

GRANTEE:HAMILTON JEFFREY &

2106/07463/08/2017WDQ Q V 05162,500

GRANTOR:HERON ISLES JOINT VEN

GRANTEE:ESB INVESTMENTS LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 FSP=[YR=2018] W14 S8 E14 N8\$ S8 W14 S36
FGR=[YR=2018] S16 E20 N5 FOP=[YR=2018] E7 N4 W7 S4\$ N17 W14
S6 W6\$ E6 N6 E14 S13 E7 S9 E12 N60\$.

LAND DESCRIPTION

TOTAL OB/XF0

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CRES0PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 07/09/2026 BY SYS