IN OR 1394/140
EX 34-1 & 34-3
ESMT OR 586/660 &

LIDDELL ALFRED D & BRENDA
96253 CONFEDERATE OAKS DRIVE
YULEE, FL 32097

2026

50-3N-28-0000-0034-0000

BUILDING CHARACTERISTICS

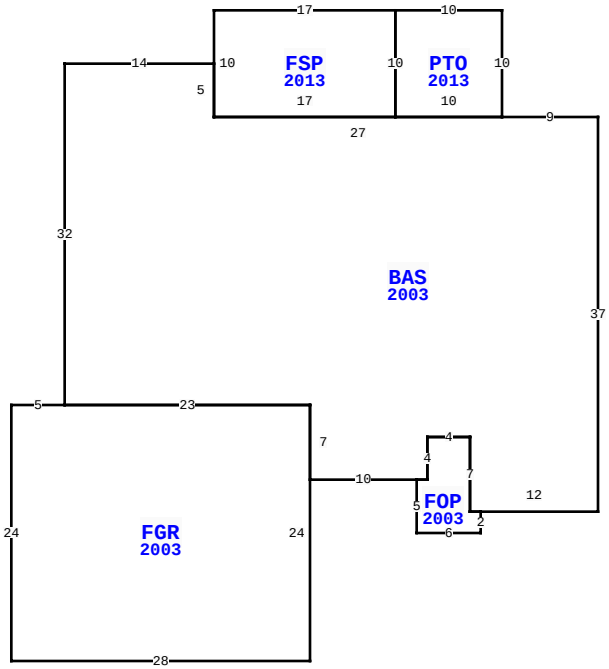
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,629	100	2003	1,629	244,294
FGR	672	55	2003	370	55,487
FOP	43	30	2003	13	1,950
FSP	170	40	2013	68	10,198
PTO	100	5	2013	5	750
TOTALS	2,614			2,085	312,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,085	108.1920	179.60	374,466	2003	2003	0	0	0	16.50	83.50

2 SFR CUST 100% - 2004 Heated Area: 1629 HX Base Yr 2004



96253 CONFEDERATE OAKS DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	312,679
TOTAL MARKET OB/XF VALUE	24,935
TOTAL LAND VALUE - MARKET	443,300
TOTAL MARKET VALUE	780,914
SOH/AGL Deduction	395,220
ASSESSED VALUE	385,694
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	334,283
TOTAL JUST VALUE	780,914
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	745,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0310639	NEW CONSTR	2,000	01/01/2003
961496	MH MOVE-ON	0	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1394/0140	3/07/2006	QC	Q	I	01	100
GRANTOR: LIDDELL ALFRED D						
GRANTEE: LIDDELL ALFRED D &						
0200/0123	1/01/1975	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W9 PTO=[YR=2013] N10 W10 FSP=[YR=2013] W17 S10 E17 N10$ S10 E10$ W27 N5 W14 S32 FGR=[YR=2003] W5 S24 E28 N24 W23 $ E23 S7 E10 FOP=[YR=2003] S5 E6 N2 W1 N7 W4 S4 W1 $ E1 N4 E4 S7 E12 N37 $.

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
1	0921	CWALL-CC P	0	100	0	0	114.00	LF	660.00	660.00	100	1975	1975	3	21	15,800	
2	0300	BOAT DCK W	0	100	210	3	630.00	SF	40.00	40.00	100	2000	2000	3	26	6,552	
3	0752	USP	0	100	20	14	280.00	SF	15.00	15.00	100	2000	2000	3	26	1,092	
5	0302	FLT DOCK C	0	100	0	0	112.00	SF	50.00	50.00	100	2004	2004	3	20	1,120	
6	0311	WD GANG WY	0	100	0	0	15.00	SF	45.00	45.00	100	2014	2014	3	55	371	

LAND DESCRIPTION

TOTAL OB/XF 24,935

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	000131	C	RES CREEK	100	0005	RMH	114.00	410.00	143.00	FF		1.00	1.00	1.00	3,100.00	3,100.00	443,300							

REVIEW DATE 06/04/2024 BY KBA Total Acres: 0.00 Total Land Value: 443,300 Market: 0 Agricultural: 0 Common: 443,300 PRINTED 07/09/2026 BY SYS