LOT 10
IN OR 1295/369
BLACKROCK HAMMOCK PB 6/286

GARDNER RODERICK E SR & SHEREE L
96089 SOUTHERN LILY DRIVE
YULEE, FL 32097

2026

50-3N-28-016B-0010-0000

BUILDING CHARACTERISTICS

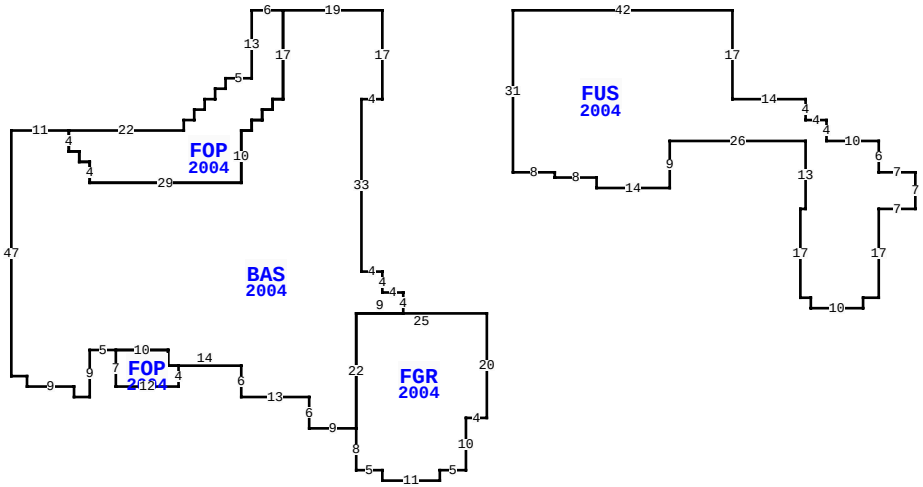
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	19	MARBLE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		8 100
Bathrooms		7.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	3,381	100	2004	3,381	564,772
FGR	732	55	2004	403	67,318
FOP	78	30	2004	23	3,842
FOP	514	30	2004	154	25,725
FUS	1,914	100	2004	1,914	319,720
TOTALS	6,619			5,875	981,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	5,875	112.4325	186.64	1,096,510	2004	2004	0	0	0	10.50	89.50

1 SFR CUST 100% - 2005 Heated Area: 5295 HX Base Yr 2005



96089 SOUTHERN LILY DR, 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		981,376
TOTAL MARKET OB/XF VALUE		9,424
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		1,160,800
SOH/AGL Deduction		562,632
ASSESSED VALUE		598,168
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		546,757
TOTAL JUST VALUE		1,160,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,125,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2010299	REPAIR/RRF	6,000	11/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1295/0369	2/14/2005	WD	U	I	21	570,300
GRANTOR: COPPERFIELD'S USA INC						
GRANTEE: GARDNER RODERICK E						
1208/1314	2/17/2004	WD	Q	V		50,000
GRANTOR: MICAWBER ENTERPRISES						
GRANTEE: COPPERFIELD'S USA I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W19 FOP=[YR=2004] W6 S13 W5 S2 W2 S2 W2 S2 W2 S2 W2 S2 W22 S4 E2 S2 E2 S4 E29 N10 E2 N2 E2 N2 E2 N2 E2 N17 $ S17 W2 S2 W2 S2 W2 S2 W2 S10 W29 N4 W2 N2 W2 N4 W11 S47 E3 S2 E9 S2 E3 N9 E5 FOP=[YR=2004] S7 E12 N4 W2 N3 W10 $ E10 S3 E14 S6 E13 S6 E9 FGR=[YR=2004] S8 E5 S2 E11 N2 E5 N10 E4 N20 W25 S22 $ N22 E9 N4 W4 N4 W4 N33 E4 N17 $ PTR= E25
FUS=[YR=2004] E42 S17 E14 S4 E4 S4 E10 S6 E7 S7 W7 S17 W3S2 W10 N2 W2 N17 E1 N13 W26 S9W14 N2 W8 N1 W8 N31 $ W25 $.

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	0500	FP-PRE FAB	0	100	0	0	3.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	9,030	
3	1126	CB/STC 8"	0	100	15	4	60.00	SF	8.00	8.00	100	2004	2004	3	82	394	

LAND DESCRIPTION

TOTAL OB/XF 9,424

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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/09/2026 BY SYS