

LOT 14
IN OR 1960/1605
BLACKROCK HAMMOCK PB 6/286

HAMILTON JEFFREY & MARCI
96253 SOUTHERN LILY DR
YULEE, FL 32097

2026

50-3N-28-016B-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

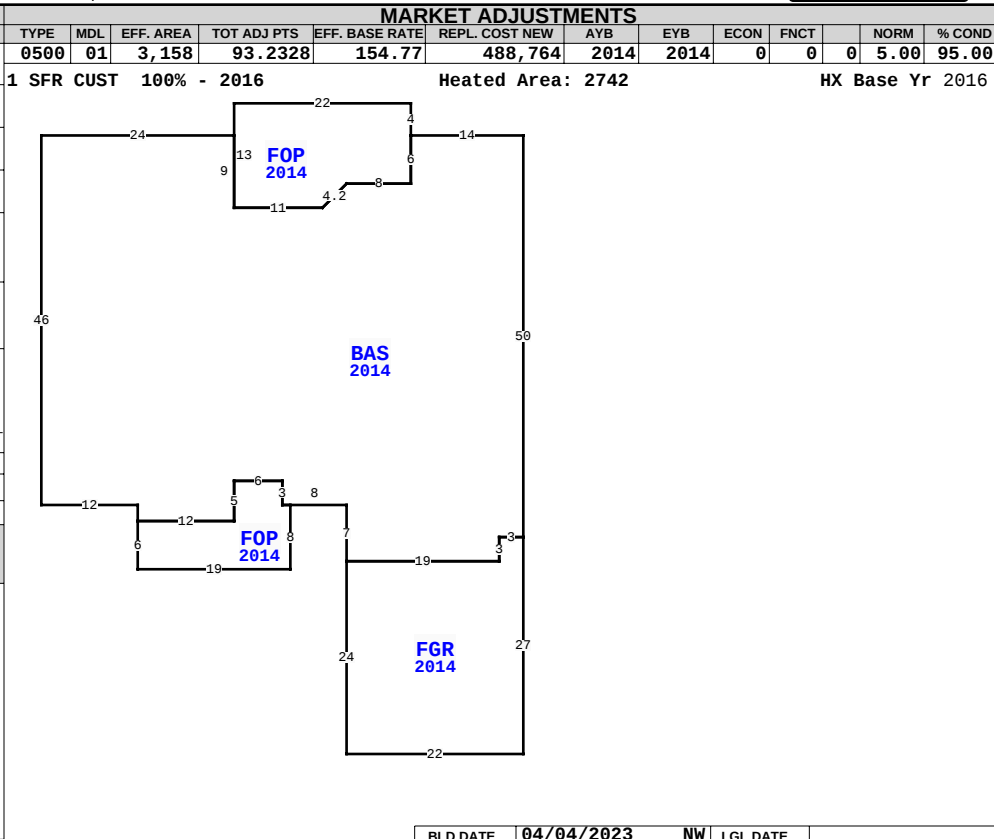
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4028.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,742	100	2014	2,742	403,160
FGR	537	55	2014	295	43,374
FOP	146	30	2014	44	6,470
FOP	258	30	2014	77	11,321
TOTALS	3,683			3,158	464,326

EXTRA FEATURES		
L	OB/XF CODE	DESCRIPTION

L	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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2015	2015	05	90	54,000	
4	0911	SCRN RM A	0	100	0	0	1,556.00	SF	18.00	18.00	100	2015	2015	3	60	16,805	

LAND DESCRIPTION		
L	USE CODE	CLS
1	000100	C



96253 SOUTHERN LILY DR, YULEE	BLD DATE 04/04/2023 NW	LGL DATE	04/01/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			PAGE 1 of 2	4
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			511,323	
TOTAL MARKET OB/XF VALUE			70,805	
TOTAL LAND VALUE - MARKET			170,000	
TOTAL MARKET VALUE			752,128	
SOH/AGL Deduction			255,891	
ASSESSED VALUE			496,237	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			444,826	
TOTAL JUST VALUE			752,128	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			768,557	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632689	NEW CONSTR	53,879	07/19/2016
B1531135	SCRNENC	67,339	09/01/2015
B1530828	SWIM POOL	57,698	07/01/2015
B1428224	CO ISSUED	0	07/22/2014
B1428224	NEW CONSTR	333,151	01/01/2014

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
1960/1605	1/30/2015	WD Q
GRANTOR: CAPITAL CONSULTANTS L		
GRANTEE: HAMILTON JEFFREY &		
1852/0831	4/18/2013	WD U V
GRANTOR: AMERIS BANK		
GRANTEE: CAPITAL CONSULTANTS		

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2014]	W14	FOP=[YR=2014]
N4	W22	S13
E11	U3	R3
E8	N6	S6
S6	W8	D3
L3	W11	N9
W24	S46	E12
S2	FOP=[YR=2014]	S6
E19	N8	W1
N3	W6	S5
W12	\$	E12
N5	E6	S3
E8	S7	FGR=[YR=2014]
S24	E22	N27
W3	S3	W19
\$	E19	N3
E3	N50	\$.

LAND DESCRIPTION			TOTAL OB/XF			70,805										
L	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
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

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