LOT 15
IN OR 2138/1187
BLACKROCK HAMMOCK PB 6/286

SAPIDA STEVEN & MELINA
96289 SOUTHERN LILY DR
YULEE, FL 32097

2026

50-3N-28-016B-0015-0000

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

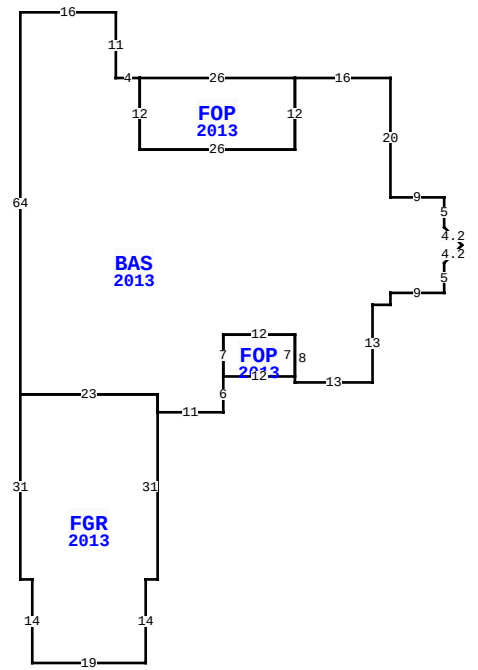
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4028.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,145	100	2013	3,145	492,904
FGR	979	55	2013	538	84,319
FOP	84	30	2013	25	3,918
FOP	312	30	2013	94	14,733
TOTALS	4,520			3,802	595,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,802	100.4400	166.73	633,907	2013	2013	0	0	0	6.00	94.00

1 SFR CUST 100% - 2018 Heated Area: 3145 HX Base Yr 2018



96289 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		595,873
TOTAL MARKET OB/XF VALUE		70,952
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		836,825
SOH/AGL Deduction		245,936
ASSESSED VALUE		590,889
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		539,478
TOTAL JUST VALUE		836,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		850,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428295	SCRNENCL	18,927	02/01/2014
B1326776	NEW CONSTR	0	10/23/2013
B1327762	SWIM POOL	30,000	09/01/2013
B1326776	NEW CONSTR	353,007	01/01/2013
E1325751	ELEC OTHER	0	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2138/1187	8/07/2017	WD	Q	I	01	635,000
GRANTOR: HARDWICK TRACY A & GL						
GRANTEE: SAPIDA STEVEN & MEL						
2057/0901	6/28/2016	QC	U	I	11	100
GRANTOR: HARDWICK TRACY ABBOTT						
GRANTEE: HARDWICK TRACY ABBO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W16 FOP=[YR=2013] W26 S12 E26 N12 $ S12 W26 N12 W4 N11 W16 S64 FGR=[YR=2013] S31 E2 S14 E19 N14 E2 N31 W23 $ E23 S3 E11 N6 FOP=[YR=2013] E12 N7 W12 S7 $ N7 E12 S8 E13 N13 E3 N2 E9 N5 U3 R3 U3 L3 N5 W9 N20 $.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2014	2014	05	90	54,000	
3	0911	SCRN RM A	0	100	0	0	1,380.00	SF	18.00	18.00	100	2014	2014	3	55	13,662	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	94	3,290	

LAND DESCRIPTION

TOTAL OB/XF 70,952

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