LOT 18
IN OR 2023/1250
BLACKROCK HAMMOCK PB 6/286

TERCZAK HENRY F & PANELA G
96375 SOUTHERN LILY DR
YULEE, FL 32097

2026

50-3N-28-016B-0018-0000

BUILDING CHARACTERISTICS

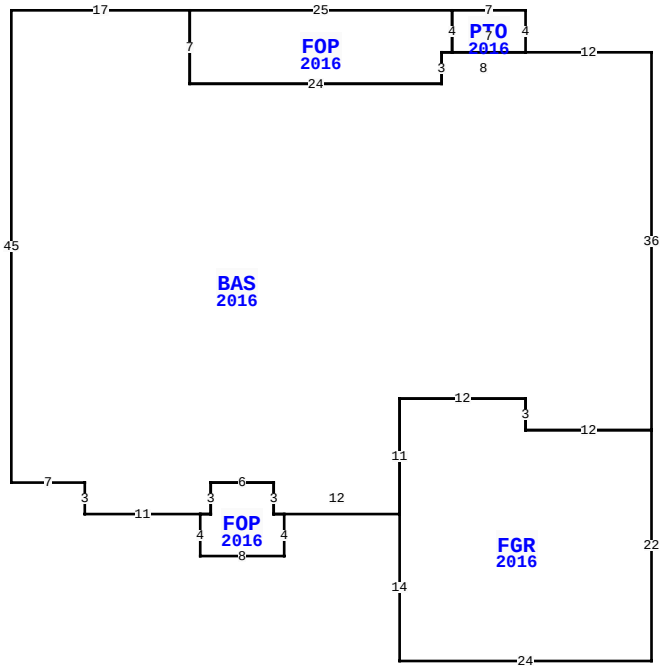
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,413	100	2016	2,413	502,676
FGR	564	55	2016	310	64,579
FOP	50	30	2016	15	3,125
FOP	172	30	2016	52	10,833
PTO	28	5	2016	1	208
TOTALS	3,227			2,791	581,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,791	130.7251	217.00	605,647	2016	2016	0	0	0	4.00	96.00

1 SFR CUST 100% - 2017 Heated Area: 2413 HX Base Yr



96375 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		581,421
TOTAL MARKET OB/XF VALUE		3,360
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		754,781
SOH/AGL Deduction		381,263
ASSESSED VALUE		373,518
TOTAL EXEMPTION VALUE	13	373,518
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		754,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		738,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632298	CO ISSUED	0	10/25/2016
B1632298	NEW CONSTR	304,784	05/12/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2023/1250	12/29/2015	WD	U	V	11	100
GRANTOR: CAPITAL CONSULTANTS L						
GRANTEE: TERCZAK HENRY F & P						
2021/0006	12/29/2015	WD	Q	V	01	65,000
GRANTOR: CAPITAL CONSULTANTS L						
GRANTEE: TERCZAK HENRY F & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W12 PTO=[YR=2016] N4 W7 FOP=[YR=2016] W25 S7 E24 N3 E1 N4$ S4 E7$ W8 S3 W24 N7 W17 S45 E7 S3 E11
FOP=[YR=2016] S4 E8 N4 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E12
FGR=[YR=2016] S14 E24 N22 W12 N3 W12 S11$ N11 E12 S3 E12
N36$.

EXTRA FEATURES

L N	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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	96	3,360	

LAND DESCRIPTION

TOTAL OB/XF 3,360

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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