LOT 22
IN OR 2138/1544
BLACKROCK HAMMOCK PB 6/286

JOHNSON MARTY L & DONNA M
96484 SOUTHERN LILY DRIVE
YULEE, FL 32097

2026

50-3N-28-016B-0022-0000

BUILDING CHARACTERISTICS

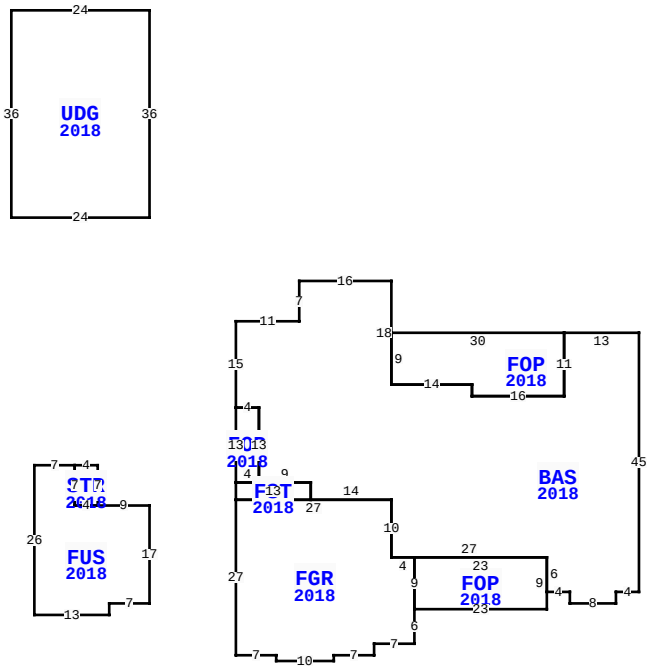
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,345	100	2018	2,345	460,344
FGR	793	55	2018	436	85,591
FOP	52	30	2018	16	3,141
FOP	207	30	2018	62	12,172
FOP	302	30	2018	91	17,864
FST	39	55	2018	21	4,123
FUS	415	100	2018	415	81,468
STR	28	10	2018	3	589
UDG	864	55	2018	475	93,247
TOTALS	5,045			3,864	758,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,864	121.9176	202.38	781,996	2018	2018	0	0	0	3.00	97.00

1 SFR CUST 100% - 2019 Heated Area: 2760 HX Base Yr 2019



96484 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		758,536
TOTAL MARKET OB/XF VALUE		3,395
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		931,931
SOH/AGL Deduction		459,182
ASSESSED VALUE		472,749
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		421,338
TOTAL JUST VALUE		931,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		912,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803611	CO ISSUED	0	12/31/2018
B1803612	GARAGE	41,299	04/10/2018
B1803611	NEW CONSTR	378,127	04/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2138/1544	8/04/2017	WD	Q	V	01	70,000
GRANTOR: CONNORS TRACI ANN						
GRANTEE: JOHNSON MARTY L & D						
2077/0733	8/22/2016	QC	U	V	11	100
GRANTOR: CONNORS MATTHEW JORDA						
GRANTEE: CONNORS TRACI ANN						

BUILDING NOTES

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	97	3,395	

BUILDING DIMENSIONS

BAS=[YR=2018] W13 FOP=[YR=2018] W30 S9 E14 S2 E16 N11$ S11 W16 N2 W14 N18 W16 S7 W11 S15 FOP=[YR=2018] S13 FST=[YR=2018] S3 FGR=[YR=2018] S27 E7 S1 E10 N1 E7 N2 E7 N6 FOP=[YR=2018] E23 N9 W23 S9$ N9 W4 N10 W27$ E13 N3 W13$ E4 N13 W4 $ E4 S13 E9 S3 E14 S10 E27 S6 E4 S2 E8 N2 E4 N45$ PTR= W85 S30 FUS=[YR=2018] W9 STR=[YR=2018] N7 W4 S7 E4$ W4 N7 W7 S26 E13 N2 E7 N17$ N30 E85$ PTR= W85 N20 UDG=[YR=2018] N36 W24 S36 E24$ S20 E85$.

LAND DESCRIPTION

TOTAL OB/XF 3,395

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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/09/2026 BY SYS