LOT 25
BLACKROCK HAMMOCK PB 6/286

CIPPARONE SHERRI A FAM TRUST/CIPPARONE SHERRI A TR
96400 SOUTHERN LILY DR
YULEE, FL 32097

2026

50-3N-28-016B-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

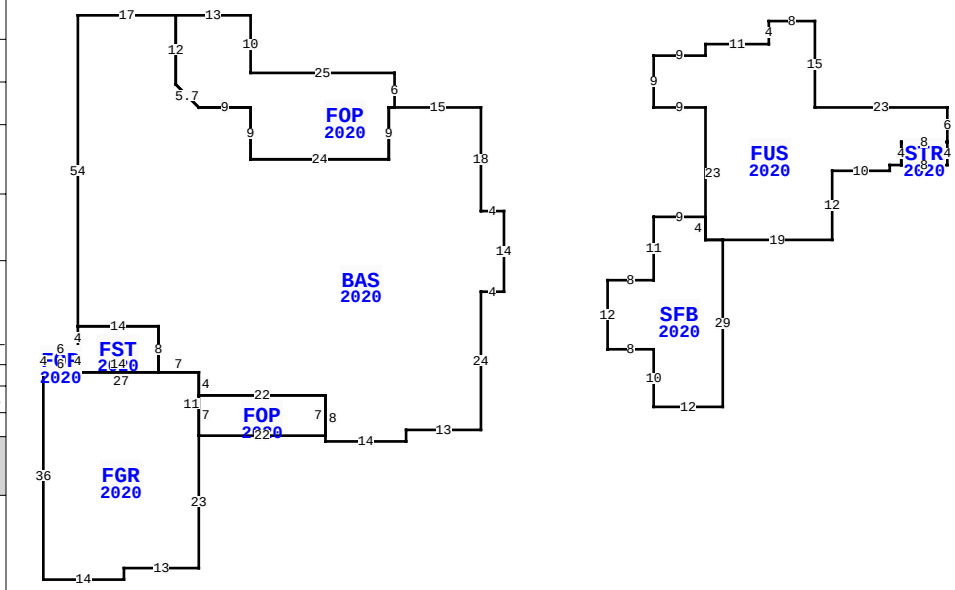
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	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	3,614	100	2020	3,614	782,968
FGR	946	55	2020	520	112,657
FOP	24	30	2020	7	1,516
FOP	154	30	2020	46	9,966
FOP	566	30	2020	170	36,830
FST	112	55	2020	62	13,432
FUS	1,006	100	2020	1,006	217,948
SFB	480	80	2020	384	83,193
STR	32	10	2020	3	650
TOTALS	6,934			5,812	1,259,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,812	133.1748	221.07	1,284,859	2020	2020	0	0	0	2.00	98.00

1 SFR CUST 0% - 0 Heated Area: 5004 HX Base Yr



96400 SOUTHERN LILY DR, YULEE

BLD DATE	04/04/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/01/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,259,162
TOTAL MARKET OB/XF VALUE	88,002
TOTAL LAND VALUE - MARKET	170,000
TOTAL MARKET VALUE	1,517,164
SOH/AGL Deduction	56,020
ASSESSED VALUE	1,461,144
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,461,144
TOTAL JUST VALUE	1,517,164
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,514,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904272	CO ISSUED	0	01/10/2020
B1909006	SCRN ENCLSR	20,300	11/01/2019
B1906996	SWIM POOL	25,000	10/01/2019
B1904272	NEW CONSTR	614,662	04/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2475/0385	6/18/2021	WD	Q	I	01	1,200,000
GRANTOR: MURPHY JASON E & RAEA						
GRANTEE: CIPPARONE SHERRI A						
2257/0034	2/25/2019	WD	Q	V	01	76,000
GRANTOR: HOWARD GLEN D & DEBOR						
GRANTEE: MURPHY JASON E & RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W15 FOP=[YR=2020] N6 W25 N10 W13 S12 D4 R4 E9 S9 E24 N9 E1$ W1 S9 W24 N9 W9 U4 L4 N12 W17 S54
FST=[YR=2020] S4 FOP=[YR=2020] W6 S4 FGR=[YR=2020] S36 E14 N2 E13 N23 FOP=[YR=2020] E22 N7 W22 S7$ N11 W27$ E6 N4$ S4 E14 N8 W14$ E14 S8 E7 S4 E22 S8 E14 N2 E13 N24 E4 N14 W4 N18$
PTR= E30 FUS=[YR=2020] N9 E9 N2 E11 N4 E8 S15 E23 S6
STR=[YR=2020] S4 W8 N4 E8$ W8 S4 W2 S1 W10 S12 W19
SFB=[YR=2020] S29 W12 N10 W8 N12 E8 N11 E9 S4 E3$ W3 N23 W9 $ W30$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	98	3,430	
5	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	2020	2020	05	95	57,000	
8	0911	SCRN RM A	0	0	0	0	1,868.00	SF	18.00	18.00	100	2020	2020	3	82	27,572	

LAND DESCRIPTION

TOTAL OB/XF 88,002

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	0		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