LOT 26
BLACKROCK HAMMOCK PB 6/286

HOLDEN JOHN D & MARGARET W
96360 SOUTHERN LILY DR
YULEE, FL 32097

2026

50-3N-28-016B-0026-0000

BUILDING CHARACTERISTICS

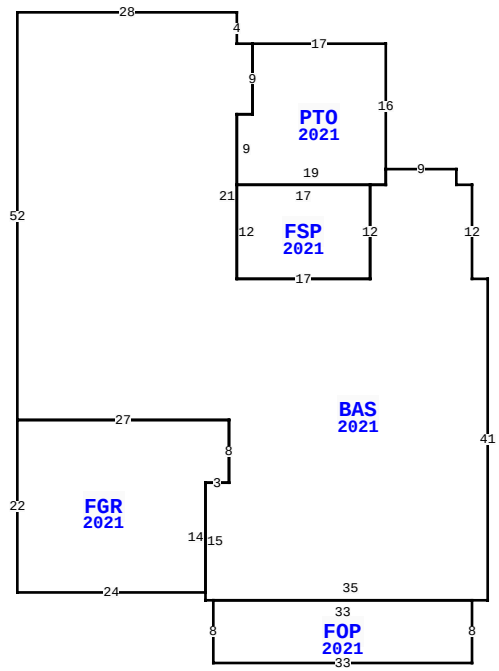
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	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	3,028	100	2021	3,028	600,483
FGR	552	55	2021	304	60,286
FOP	264	30	2021	79	15,666
FSP	204	40	2021	82	16,261
PTO	324	5	2021	16	3,173
TOTALS	4,372			3,509	695,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,509	121.2804	201.33	706,467	2021	2021	0	0	0	1.50	98.50

1 SFR CUST 100% - 2022 Heated Area: 3028 HX Base Yr 2022



96360 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		695,870
TOTAL MARKET OB/XF VALUE		10,440
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		876,310
SOH/AGL Deduction		253,589
ASSESSED VALUE		622,721
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		571,310
TOTAL JUST VALUE		876,310
NCON VALUE		10,440
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		846,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006881	24*29 911	15,054	06/24/2025
C204800	CO ISSUED	0	03/05/2021
B204800	NEW CONSTR	406,262	06/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2338/0889	2/10/2020	WD	Q	V	02	77,500
GRANTOR: LAZORIK ANDREA L & KE						
GRANTEE: HOLDEN JOHN D & MAR						
1779/0330	2/08/2012	QC	U	V	11	15,000
GRANTOR: MAZZOCCOLI DOMINIC						
GRANTEE: LAZORIK ANDREA L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] W9 S2 W2 S12 W17 N21 E2 N9 W2 N4 W28
S52 E27 S8 W3 S15 E1 E35 N41 W2 N12 W2 N2 $
FGR=[YR=2021;ORIG=-56,32] S22 E24 N14 E3 N8 W27 $
PTO=[YR=2021;ORIG=-9,0] N16 W17 S9 W2 S9 E19 N2 $
FOP=[YR=2021;ORIG=-31,55] S8 E33 N8 W33 $
FSP=[YR=2021;ORIG=-28,2] S12 E17 N12 W17 $
.

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
3	0911	SCRN RM A	0	100	0	0	580.00	SF	18.00	18.00	100	2026	2025		100	10,440	

LAND DESCRIPTION

TOTAL OB/XF 10,440

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