

LUTZEN JASON & STEPHANIE
96051 SOUTHERN PRIDE CT
YULEE, FL 32097

50-3N-28-016B-0027-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

08

31 HARDIE BRD 100
IRREGULAR 100

Roof Cover

05

COMP SHNGL 100

Interior Wall

12

DRYWALL 100

Interior Floor

13

HARDWOOD 80

Interior Floor

03

LVT/LAMNT 20

Air Condition

04

CENTRAL 100

Heating Type

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

4 100

Frame

02

WOOD FRAME 100

Stories

2.

2. 100

Units

00

0 100

Occupancy

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

3,185

100

2020

3,185

601,505

FGR

570

55

2020

314

59,301

FOP

202

30

2020

61

11,520

FOP

538

30

2020

161

30,405

FST

18

55

2020

10

1,888

FST

462

55

2020

254

47,969

FUS

674

100

2020

674

127,289

STR

36

10

2020

4

756

TOTALS

5,685

4,663

880,635

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0500

11

4,663

116.0931

192.71

898,607

2020

2020

0

0

2.00

98.00

1 SFR CUST

100% - 2021

Heated Area: 3859

HX Base Yr 2021

7

4

21

13

8

15

4

3

13

20

7

4

18

26

7

15

13

7

20

7

6

8

4

3

6

12

12

10

25

12

10

54

FOP

2020

FST

2020

STR

2020

FUS

2020

BAS

2020

FGR

2020

BLD DATE

04/04/2023

NW

LGL DATE

04/01/2025

MLU

XF DATE

LAND DATE

INC DATE

AG DATE

EXTRA FEATURES

96051 SOUTHERN PRIDE CT, YULEE

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

0504

FP-ELECTRI

0 100

0

0

1.00

UT

2,000.00

2,000.00

100

2020

2020

3

98

1,960

4

0600

SUMMER KIT

0 100

0

0

1.00

UT

5,000.00

5,000.00

100

2021

2021

3

86

4,300

5

0860

POOL/SPA

0 100

0

0

1.00

UT

60,000.00

60,000.00

100

2021

2021

05

100

60,000

TOTAL OB/XF

66,260

LAND DESCRIPTION

TOTAL OB/XF

66,260

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

880,635

TOTAL MARKET OB/XF VALUE

66,260

TOTAL LAND VALUE - MARKET

170,000

TOTAL MARKET VALUE

1,116,895

SOH/AGL Deduction

528,879

ASSESSED VALUE

588,016

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

536,605

TOTAL JUST VALUE

1,116,895

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

1,111,650

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B2005774

SWIM POOL

70,000

08/01/2020

C1904674

CO ISSUED

0

02/18/2020

19004674

NEW CONSTR

469,003

05/06/2019

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / V

I / I

RSN CD

SALE PRICE

2232/1428

10/19/2018

SW Q

V

V

02

75,000

GRANTOR:SHIVER JEFFREY S & AL

GRANTEE:LUTZEN JASON & STEP

2130/0551

6/29/2017

WD Q

V

V

02

73,000

GRANTOR:BREWER JEFFREY K

GRANTEE:SHIVER JEFFREY S &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W15 FOP=[YR=2020] N8 W13 N2 W21 S2 W4 S8 E4 S7 E20 N3 E13 N4 E1\$ W1 S4 W13 S3 W20 N7 W4 N8 W7 S8 W2 S18 W7 S26 E7 S15 E13 N7 FOP=[YR=2020] E27 N6 W7 N2 W20 S8\$ N8 E20 S2 E7 S8 FGR=[YR=2020] S25 E12 S2 E10 N27 W12 FST=[YR=2020] N3 W6 S3 E6\$ W10\$ E4 N3 E6 S3 E12 N54\$ PTR=E15 S20 FUS=[YR=2020] E8 STR=[YR=2020] N3 E12 S3 W12\$ E12 N21 E13 S18 E3 FST=[YR=2020] E3 S18 E3 S34 W12 N34 E6 N18\$ S9 W16 S12 W12 N8 W8 N10\$ W15 N20\$.