

LOT 29  
IN OR 2227/398  
BLACKROCK HAMMOCK PB 6/286

LAYMAN PAUL E &/BAERWALD SARAH E  
96127 SOUTHERN PRIDE COURT  
YULEE, FL 32097

2026

50-3N-28-016B-0029-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 90  |
| Exterior Wall            | 21 | STONE 10       |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 70   |
| Interior Floor           | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 2 100          |
| 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       | 2,859            | 100         | 2019 | 2,859        | 587,448              |
| FGR       | 713              | 55          | 2019 | 392          | 80,545               |
| FOP       | 65               | 30          | 2019 | 20           | 4,109                |
| FOP       | 264              | 30          | 2019 | 79           | 16,232               |
| TOTALS    | 3,901            |             |      | 3,350        | 688,336              |

| EXTRA FEATURES |            |             |         |    |    |          |    |           |                |
|----------------|------------|-------------|---------|----|----|----------|----|-----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R     | ADJ UNIT PRICE |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00     | UT | 3,500.00  | 3,500.00       |
| 4              | 0860       | POOL/SPA    | 0 100   | 0  | 0  | 1.00     | UT | 60,000.00 | 60,000.00      |
| 7              | 0911       | SCRN RM A   | 0 100   | 36 | 35 | 1,260.00 | SF | 18.00     | 18.00          |
| 8              | 0600       | SUMMER KIT  | 0 100   | 0  | 0  | 1.00     | UT | 5,000.00  | 5,000.00       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        |

REVIEW DATE 01/01/2023 BY CD

| MARKET ADJUSTMENTS                                       |     |           |             |                |                |      |      |      |      |      |        |
|----------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0500                                                     | 11  | 3,350     | 127.0152    | 210.85         | 706,348        | 2019 | 2019 | 0    | 0    | 0    | 97.45  |
| 1 SFR CUST 100% - 2020 Heated Area: 2859 HX Base Yr 2020 |     |           |             |                |                |      |      |      |      |      |        |
|                                                          |     |           |             |                |                |      |      |      |      |      |        |
| 96127 SOUTHERN PRIDE CT, YULEE                           |     |           |             |                |                |      |      |      |      |      |        |

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

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 82,020      |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 4              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 688,336   |             |
| TOTAL MARKET OB/XF VALUE  |  | 82,020    |             |
| TOTAL LAND VALUE - MARKET |  | 170,000   |             |
| TOTAL MARKET VALUE        |  | 940,356   |             |
| SOH/AGL Deduction         |  | 419,236   |             |
| ASSESSED VALUE            |  | 521,120   |             |
| TOTAL EXEMPTION VALUE     |  | 51,411    |             |
| BASE TAXABLE VALUE        |  | 469,709   |             |
| TOTAL JUST VALUE          |  | 940,356   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 907,337   |             |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1901350   | SWIM POOL   | 64,500  | 03/01/2019 |
| B1909228   | NEW CONSTR  | 386,423 | 01/01/2019 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2227/0398                      | 9/20/2018 | TD U      | V   | V   | 11     | 100        |  |
| GRANTOR: LAYMAN PAUL E & SARAH |           |           |     |     |        |            |  |
| GRANTEE: LAYMAN PAUL E & SARAH |           |           |     |     |        |            |  |
| 2169/1653                      | 1/08/2018 | WD Q      | V   | V   | 01     | 80,000     |  |
| GRANTOR: WIDELOCK ROBERT & LIS |           |           |     |     |        |            |  |
| GRANTEE: LAYMAN PAUL & SARAH   |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2019] W16 FOP=[YR=2019] N4 W22 S12 E22 N8\$ S8 W22 N8 W25 S46 E24 FOP=[YR=2019] S6 E8 N5 W1 N4 W6 S3 W1\$ E1 N3 E6 S4 E10 S6 FGR=[YR=2019] S32 E22 N35 W3 S3 W19 \$ E19 N3 E3 N50\$. |  |  |  |  |  |  |  |  |  |