LOT 31
IN OR 2049/1398
BLACKROCK HAMMOCK PB 6/286

MCPHERSON WARREN R & CONSTANCE
96104 SOUTHERN PRIDE CT
YULEE, FL 32097

2026

50-3N-28-016B-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

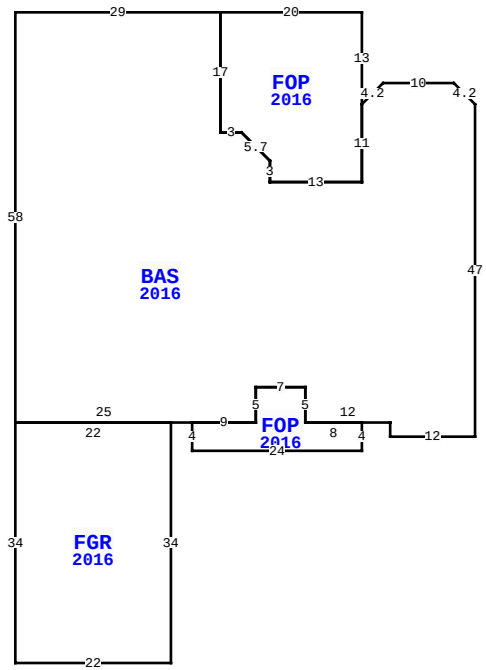
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	3,151	100	2016	3,151	624,987
FGR	748	55	2016	411	81,520
FOP	131	30	2016	39	7,736
FOP	439	30	2016	132	26,182
TOTALS	4,469			3,733	740,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,733	124.4664	206.61	771,275	2016	2016	0	0	0	4.00	96.00

1 SFR CUST 100% - 2017 Heated Area: 3151 HX Base Yr 2017



96104 SOUTHERN PRIDE CT, 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		740,424
TOTAL MARKET OB/XF VALUE		6,610
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		917,034
SOH/AGL Deduction		439,610
ASSESSED VALUE		477,424
TOTAL EXEMPTION VALUE	VP HX HB VX	309,019
BASE TAXABLE VALUE		168,405
TOTAL JUST VALUE		917,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		910,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632570	CO ISSUED	0	11/17/2016
B1632570	NEW CONSTR	401,112	06/24/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2049/1398	5/18/2016	TD	Q	V	01	80,000
GRANTOR: CAPITAL CONSULTANTS L						
GRANTEE: MCPHERSON WARREN R						
1852/0831	4/18/2013	WD	U	V	12	90,200
GRANTOR: AMERIS BANK						
GRANTEE: CAPITAL CONSULTANTS						

BUILDING NOTES

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
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2016	2016	3	65	3,250	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	96	3,360	

BUILDING DIMENSIONS

BAS=[YR=2016] L3 U3 W10 L3 D3 FOP=[YR=2016] N13 W20 S17 E3 D4 R4 S3 E13 N11$ S11 W13 N3 L4 U4 W3 N17 W29 S58 FGR=[YR=2016] S34 E22 N34 W22$ E25 FOP=[YR=2016] S4 E24 N4 W8 N5 W7 S5 W9$ E9 N5 E7 S5 E12 S2 E12 N47$.

LAND DESCRIPTION

TOTAL OB/XF 6,610

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