LOT 32
BLACKROCK HAMMOCK PB 6/286

NETHERY STEVEN W
96092 SOUTHERN PRIDE CT
YULEE, FL 32097

2026

50-3N-28-016B-0032-0000

BUILDING CHARACTERISTICS

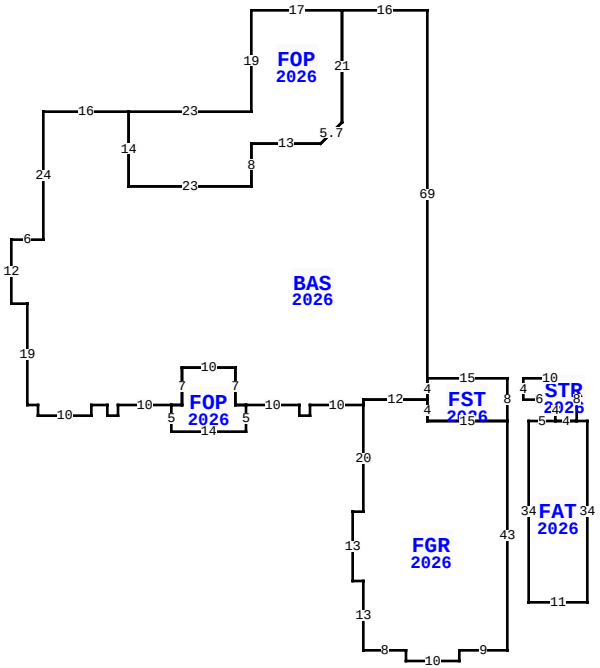
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	3,923	100	2026	3,923	847,564
FAT	374	20	2026	75	16,204
FGR	1,255	55	2026	690	149,075
FOP	140	30	2026	42	9,074
FOP	739	30	2026	222	47,963
FST	120	55	2026	66	14,259
STR	56	10	2026	6	1,296
TOTALS	6,607			5,024	1,085,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,024	130.1481	216.05	1,085,435	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 0% - 2026 Heated Area: 3998 HX Base Yr



96092 SOUTHERN PRIDE CT, YULEE

BLD DATE		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	1,085,435
TOTAL MARKET OB/XF VALUE	86,426
TOTAL LAND VALUE - MARKET	170,000
TOTAL MARKET VALUE	1,341,861
SOH/AGL Deduction	0
ASSESSED VALUE	1,341,861
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,341,861
TOTAL JUST VALUE	1,341,861
NCON VALUE	1,171,861
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250003993	NSFR	759,698	04/16/2025
B250002152	RES SCREEN ENCLOS	18,000	02/28/2025
250001277	RES SWIMMING POOL	55,000	02/06/2025
B240006576	H3875 G1405 P858	759,698	06/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2801/1690	7/21/2025	WD	Q	I	02	1,450,000
GRANTOR: MURPHY JASON ERIC						
GRANTEE: NETHERY STEVEN W						
2589/1765	9/08/2022	WD	Q	V	01	129,000
GRANTOR: STANLEY ROGER & ISABE						
GRANTEE: MURPHY JASON ERIC						

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
1	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	2026	2025	05	100	60,000	
2	0911	SCRN RM A	0	0	0	0	1,357.00	SF	18.00	18.00	100	2026	2025		100	24,426	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=16,53] N24 E16 S14 E23 N8 E13 U4R4 N21 E16 S69 S4 W12 S1 W10 S2 W2 N2 W10 W2 N7 W10 S7 W2 W10 S2 W2 N2 W3 S2 W10 N2 W2 N19 W3 N12 E6 $
FGR=[YR=2026;ORIG=76,83] E12 S4 E15 S43 W9 S2 W10 N2 W8 N13 W2 N13 E2 N20 N1 $
FOP=[YR=2026;ORIG=72,10] W17 S19 W23 S14 E23 N8 E13 U4R4 N21 $
FAT=[YR=2026;ORIG=107,121] E11 N34 W2 W4 W5 S34 $
FOP=[YR=2026;ORIG=40,84] E2 N7 E10 S7 E2 S5 W14 N5 $
FST=[YR=2026;ORIG=88,79] E15 S8 W15 N4 N4 $
STR=[YR=2026;ORIG=112,87] E4 N8 W10 S4 E6 S4 $
.

LAND DESCRIPTION

TOTAL OB/XF 86,426

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	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 10/24/2025 BY TW Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/09/2026 BY SYS