LOT 34
BLACKROCK HAMMOCK PB 6/286

KURZEJA MICHAEL JOHN III & SARAH MARIE
96022 SOUTHERN PRIDE COURT
YULEE, FL 32097

2026

50-3N-28-016B-0034-0000

BUILDING CHARACTERISTICS

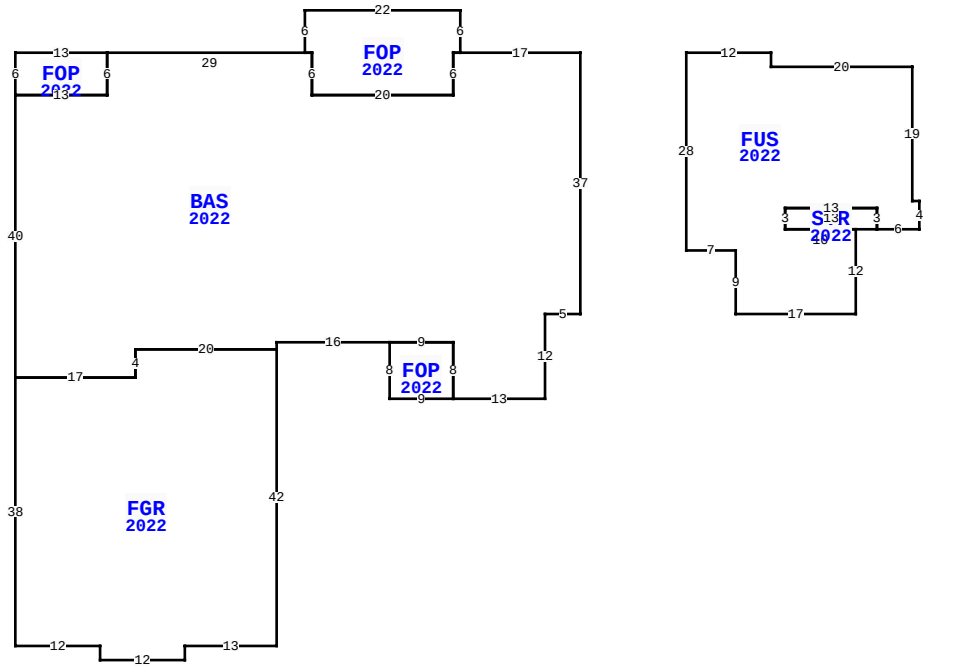
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	3,271	100	2022	3,271	670,099
FGR	1,510	55	2022	830	170,034
FOP	72	30	2022	22	4,506
FOP	78	30	2022	23	4,711
FOP	252	30	2022	76	15,570
FUS	950	100	2022	950	194,618
STR	39	10	2022	4	820
TOTALS	6,172			5,176	1,060,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,176	124.6552	206.93	1,071,070	2022	2022	0	0	0	1.00	99.00

1 SFR CUST 100% - 2024 Heated Area: 4221 HX Base Yr 2024



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

96022 SOUTHERN PRIDE CT, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,060,359
TOTAL MARKET OB/XF VALUE		61,980
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		1,292,339
SOH/AGL Deduction		314,815
ASSESSED VALUE		977,524
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		926,113
TOTAL JUST VALUE		1,292,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,257,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113106	SWIM POOL	65,000	09/27/2021
B2102689	NEW CONSTR	607,885	03/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2413/1972	11/13/2020	WD	Q	V	01	107,000
GRANTOR: CAPITAL CONSULTANTS L						
GRANTEE: KURZEJA MICHAEL JOH						
1852/0831	4/18/2013	WD	U	V	12	90,200
GRANTOR: AMERIS BANK						
GRANTEE: CAPITAL CONSULTANTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 FOP=[YR=2022] N6 W22 S6 E1 S6 E20 N6 E1$ W1 S6 W20 N6 W29 FOP=[YR=2022] W13 S6 E13 N6$ S6 W13 S40 FGR=[YR=2022] S38 E12 S2 E12 N2 E13 N42 W20 S4 W17$ E17 N4 E20 N1 E16 FOP=[YR=2022] S8 E9 N8 W9 $ E9 S8 E13 N12 E5 N37$ PTR= E15 FUS=[YR=2022] E12 S2 E20 S19 E1 S4 W6 STR=[YR=2022] W13 N3 E13 S3$ N3 W13 S3 E10 S12 W17 N9 W7 N28$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
2	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2022	2022	05	100	60,000	

LAND DESCRIPTION

TOTAL OB/XF 61,980

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