LOT 36
IN OR 2188/162
BLACKROCK HAMMOCK PB 6/286

RASMUSSEN RAY & DEBORAH A
96049 SCARLET OAKS CT
YULEE, FL 32097

2026

50-3N-28-016B-0036-0000

BUILDING CHARACTERISTICS

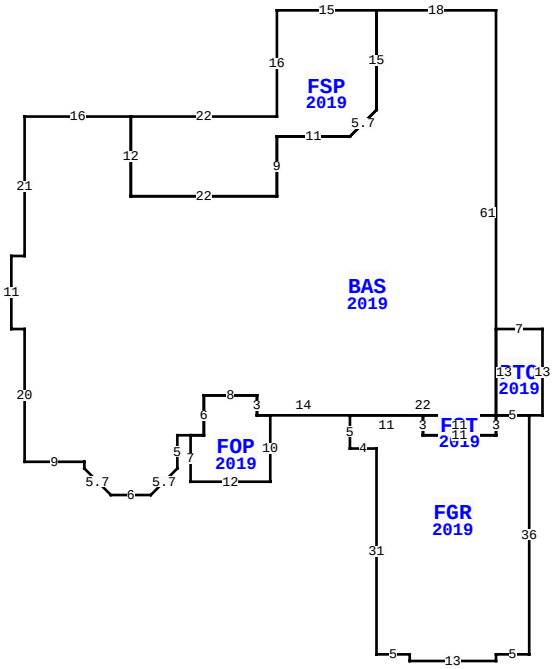
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	3,407	100	2019	3,407	635,180
FGR	828	55	2019	455	84,827
FOP	138	30	2019	41	7,644
FSP	541	40	2019	216	40,270
FST	33	55	2019	18	3,356
PTO	91	5	2019	5	932
TOTALS	5,038			4,142	772,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,142	115.7816	192.20	796,092	2019	2019	0	0	0	3.00	97.00

1 SFR CUST 100% - 2021 Heated Area: 3407 HX Base Yr 2021



96049 SCARLET OAKS CT, YULEE

BLD DATE	04/04/2023 NW	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		772,209
TOTAL MARKET OB/XF VALUE		76,906
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		1,019,115
SOH/AGL Deduction		461,323
ASSESSED VALUE		557,792
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		506,381
TOTAL JUST VALUE		1,019,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		974,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807208	CO ISSUED	0	04/26/2019
B1900849	SCRN ENCLSRE	27,246	03/01/2019
B1902082	SCRN ENCLSRE	27,246	03/01/2019
B1807208	NEW CONSTR	461,444	07/16/2018
B1805808	SWIM POOL	40,000	07/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2188/0162	4/04/2018	WD	Q	V	02	76,000
GRANTOR: HURTADO JUAN & VANESS						
GRANTEE: RASMUSSEN RAY & DEB						
2028/1458	2/12/2016	WD	Q	V	01	62,000
GRANTOR: GOLDEN JEFFREY C						
GRANTEE: HURTADO JUAN & VANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W18 S15 D4L4 W11 S9 W22 N12 W16 S21 W2 S11 E2 S20 E9 S1 D4R4 E6 U4R4 N5 E2 E2 N6 E8 S3 E14 E22 N61 $
FGR=[YR=2019;ORIG=-22,61] S5 E4 S31 E5 S1 E13 N1 E5 N36 W5 S3 W11 N3 W11 $
FSP=[YR=2019;ORIG=-18,0] W15 S16 W22 S12 E22 N9 E11 U4R4 N15 $
FOP=[YR=2019;ORIG=-46,64] S7 E12 N10 W2 N3 W8 S6 W2 $
PTO=[YR=2019;ORIG=5,61] E2 N13 W7 S13 E5 $
FST=[YR=2019;ORIG=0,61] W11 S3 E11 N3 $
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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	2019	2019	3	78	3,900	
6	0911	SCRN RM A	0	100	38	30	1,140.00	SF	18.00	18.00	100	2019	2019	3	78	16,006	
7	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2019	2019	05	95	57,000	

LAND DESCRIPTION

TOTAL OB/XF 76,906

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	000134	C	RES POND	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