LOT 37
BLACKROCK HAMMOCK PB 6/286

DIMAS JOHN & LAURA
96129 SCARLET OAKS CT
YULEE, FL 32097

2026

50-3N-28-016B-0037-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

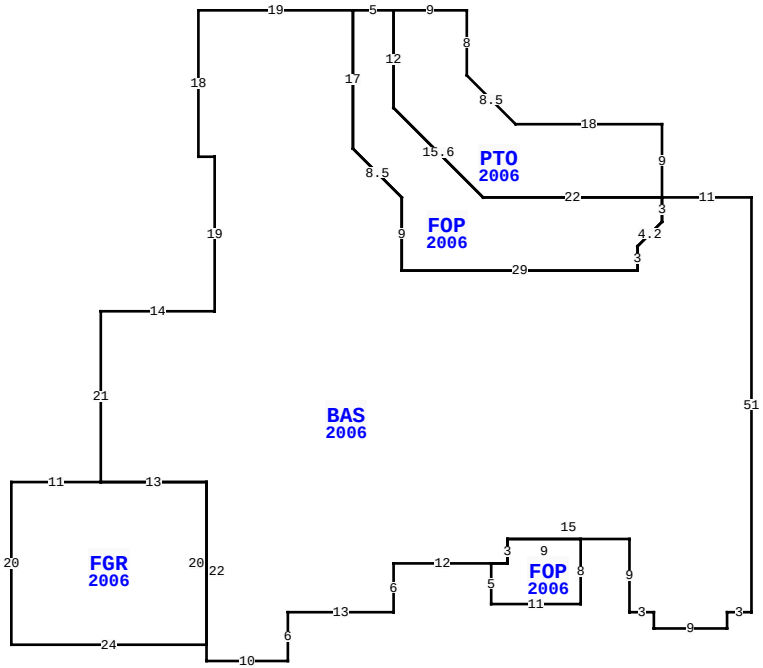
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4028.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,706	100	2006	3,706	520,765
FGR	480	55	2006	264	37,097
FOP	82	30	2006	25	3,513
FOP	432	30	2006	130	18,267
PTO	381	5	2006	19	2,670
TOTALS	5,081			4,144	582,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,144	93.5352	155.27	643,439	2006	2006	0	0	0	9.50	90.50

1 SFR CUST 100% - 2020 Heated Area: 3706 HX Base Yr 2020



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

96129 SCARLET OAKS CT, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		582,312
TOTAL MARKET OB/XF VALUE		8,261
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		760,573
SOH/AGL Deduction		270,319
ASSESSED VALUE		490,254
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		438,843
TOTAL JUST VALUE		760,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		755,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007177	REPAIR/RRF	6,000	08/01/2020
M1706016	H/AC	0	09/01/2017
B25133	REPAIR/RRF	2,424	09/01/2011
B21015	SCRN ENCLOSURE	10,596	01/01/2008
M10881	MECH OTHER	0	01/01/2006
E16575	ELEC OTHER	2,000	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2279/0596	6/03/2019	WD	Q	I	01	467,500
GRANTOR: 96129 SCARLETT OAKS L						
GRANTEE: DIMAS JOHN & LAURA						
1990/0944	7/10/2015	WD	Q	I	01	565,000
GRANTOR: SIEBENALLER JEFFREY S						
GRANTEE: 96129 SCARLETT OAKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W11 PTO=[YR=2006] N9 W18 U6 L6 N8 W9
FOP=[YR=2006] W5 S17 R6 D6 S9 E29 N3 U3 R3 N3 W22 U11
L11 N12$ S12 D11 R11 E22 $ S3 L3 D3 S3 W29 N9 U6 L6
N17 W19 S18 E2 S19 W14 S21 FGR=[YR=2006] W11 S20 E24 N20 W13$
E13 S22 E10 N6 E13 N6 E12 FOP=[YR=2006] S5 E11 N8 W9 S3 W2$
E2 N3 E15 S9 E3 S2 E9 N2 E3 N51$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	
3	0911	SCRN RM A	0	100	42	24	1,008.00	SF	18.00	18.00	100	2008	2008	3	27	4,899	
5	1126	CB/STC 8"	0	100	14	0	42.00	SF	8.00	8.00	100	2006	2006	3	84	282	

LAND DESCRIPTION

TOTAL OB/XF 8,261

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 01/12/2023 BY DJA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/09/2026 BY SYS