LOT 38
IN OR 1640/1647
BLACKROCK HAMMOCK PB 6/286

BOTKIN WILLIAM F & VIRGINIA J/TRUSTEES OF WILLIAM
96115 SCARLET OAKS COURT CITY
YULEE, FL 32097

2026

50-3N-28-016B-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

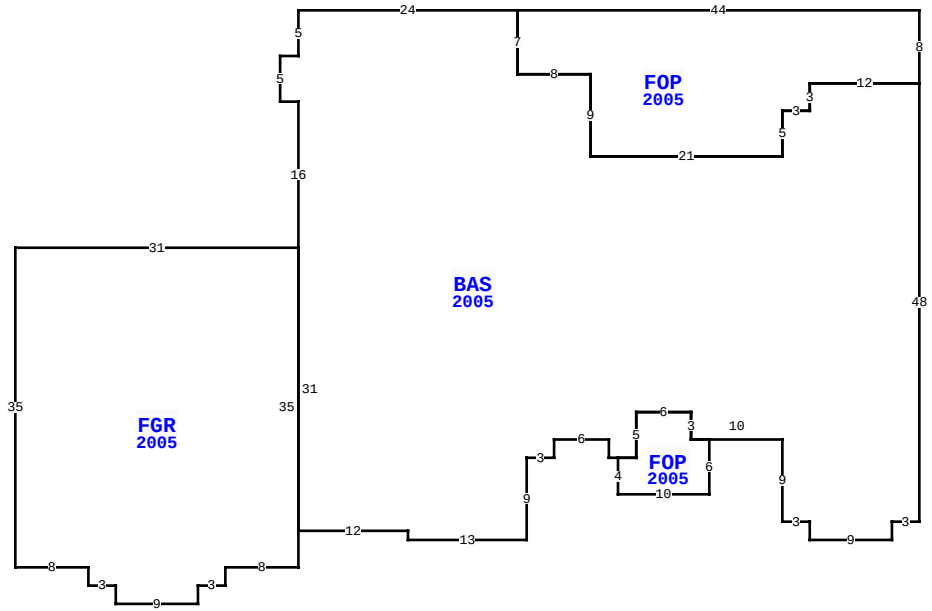
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	3,095	100	2005	3,095	444,204
FGR	1,133	55	2005	623	89,415
FOP	74	30	2005	22	3,157
FOP	521	30	2005	156	22,389
TOTALS	4,823			3,896	559,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,896	96.0660	159.47	621,295	2005	2005	0	0	0	10.00	90.00

1 SFR CUST 100% - 2010 Heated Area: 3095 HX Base Yr 2010



96115 SCARLET OAKS 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		559,166
TOTAL MARKET OB/XF VALUE		59,534
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		788,700
SOH/AGL Deduction		395,991
ASSESSED VALUE		392,709
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		341,298
TOTAL JUST VALUE		788,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		769,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2009972	REPAIR/RRF	6,000	11/01/2020
M172395	H/AC	0	04/01/2017
E0515082	ELEC OTHER	2,000	06/01/2005
M0509746	H/AC	0	05/01/2005
P09049	OTHER	0	02/01/2005
R0507055	REPAIR/RRF	4,800	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1640/1647	9/18/2009	WD	Q	I	01	560,000
GRANTOR: DALTON KENNETH E & PA						
GRANTEE: BOTKIN WILLIAM F &						
1279/0164	12/07/2004	WD	Q	V		95,000
GRANTOR: COPPERFIELDS USA INC						
GRANTEE: DALTON KENNETH & PA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W44 BAS=[YR=2005] W24 S5 W2 S5 E2 S16
FGR=[YR=2005] W31 S35 E8 S2 E3 S2 E9 N2 E3 N2 E8 N35 $ S31
E12 S1 E13 N9 E3 N2 E6 S2 E1 FOP=[YR=2005] S4 E10 N6 W2 N3
W6 S5 W2 $ E2 N5 E6 S3 E10 S9 E3 S2 E9 N2 E3 N48 W12 S3 W3 S5
W21 N9 W8 N7 $ S7 E8 S9 E21 N5 E3 N3 E12 N8 $.

EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2005	2005	05	85	51,000	
5	0911	SCRN RM A	0	100	44	33	1,452.00	SF	18.00	18.00	100	2005	2005	3	21	5,489	

LAND DESCRIPTION

TOTAL OB/XF 59,534

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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