LOT 41
BLACKROCK HAMMOCK PB 6/286

FANG XIANGDONG D & LIN NA(H&W)/LIN NA
96040 SCARLET OAKS CT
YULEE, FL 32097

**2026**

**50-3N-28-016B-0041-0000**

## BUILDING CHARACTERISTICS

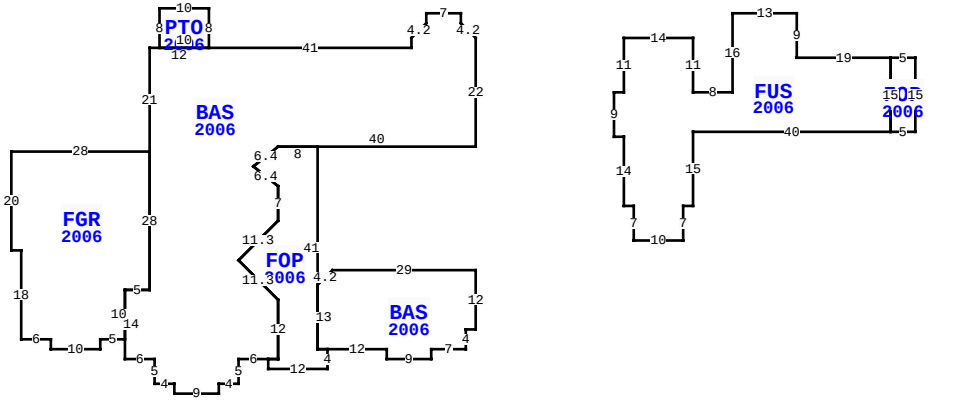
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 08 | CLAY TILE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 12 | HARDWOOD 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 5.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 518 | 100 | 2006 | 518 | 85,165 |
| BAS | 2,597 | 100 | 2006 | 2,597 | 426,976 |
| FGR | 998 | 55 | 2006 | 549 | 90,262 |
| FOP | 75 | 30 | 2006 | 22 | 3,617 |
| FOP | 456 | 30 | 2006 | 137 | 22,525 |
| FUS | 1,225 | 100 | 2006 | 1,225 | 201,404 |
| PTO | 80 | 5 | 2006 | 4 | 658 |
| TOTALS | 5,949 | | | 5,052 | 830,606 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 5,052 | 109.4400 | 181.67 | 917,797 | 2006 | 2006 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SFR CUST 100% - 2024 Heated Area: 4340 HX Base Yr 2024




96040 SCARLET OAKS CT, YULEE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 04/04/2023 | NW | LGL DATE | | |
| XF DATE | 05/07/2007 | RK | 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 | | 830,606 |
| TOTAL MARKET OB/XF VALUE | | 59,882 |
| TOTAL LAND VALUE - MARKET | | 170,000 |
| TOTAL MARKET VALUE | | 1,060,488 |
| SOH/AGL Deduction | | 97,473 |
| ASSESSED VALUE | | 963,015 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 911,604 |
| TOTAL JUST VALUE | | 1,060,488 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 999,873 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M0509930 | H/AC | 0 | 06/01/2005 |
| E0515022 | ELEC OTHER | 0 | 05/01/2005 |
| C15007 | CO ISSUED | 392,795 | 04/01/2005 |
| P09365 | OTHER | 0 | 04/01/2005 |
| R07471 | REPAIR/RRF | 5,100 | 04/01/2005 |
| B15007 | NEW CONSTR | 392,795 | 04/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2534/0821 | 1/31/2022 | WD | Q | I | 01 | 1,070,000 |
| GRANTOR: PERDICHEZZI & MICCINI | | | | | | |
| GRANTEE: FANG XIANGDONG DANI | | | | | | |
| 2421/0135 | 12/22/2020 | WD | U | I | 11 | 100 |
| GRANTOR: PERDICHEZZI ANTHONY T | | | | | | |
| GRANTEE: PERDICHEZZI & MICCI | | | | | | |

## 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 | 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 | 20 | 34 | 680.00 | SF | 18.00 | 18.00 | 100 | 2006 | 2006 | 3 | 22 | 2,693 | |
| 4 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 60,000.00 | 60,000.00 | 100 | 2006 | 2006 | 05 | 85 | 51,000 | |
| 6 | 1124 | CB/STC 4" | 0 | 100 | 0 | 0 | 368.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 84 | 2,009 | |
| 7 | 0600 | SUMMER KIT | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2006 | 2006 | 3 | 22 | 1,100 | |

## BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] U3L3 N2 W7 S2 D3L3 S2 W41 W12 S21 S28 W5 S14 E6 S5 E4 S2 E9 N2 E4 N5 E6 E2 N12 U8L8 U8R8 N7 U4L5 U4R5 E40 N22 $
FUS=[YR=2006;ORIG=30,0] E14 S11 E8 N16 E13 S9 E19 S15 W40 S15 W2 S7 W10 N7 W2 N14 W2 N9 E2 N11 $
FGR=[YR=2006;ORIG=-66,23] W28 S20 E2 S18 E6 S2 E10 N2 E5 N10 E5 N28 $
BAS=[YR=2006;ORIG=-30,63] E12 S2 E9 N2 E7 N4 E2 N12 W29 D3L3 S13 E2 $
FOP=[YR=2006;ORIG=-42,65] S2 E12 N4 W2 N41 W8 D4L5 D4R5 S7 D8L8 D8R8 S12 W2 $
PTO=[YR=2006;ORIG=-54,2] N8 W10 S8 E10 $

## LAND DESCRIPTION

TOTAL OB/XF 59,882

| 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