LOT 42
BLACKROCK HAMMOCK PB 6/286

**BRUECKNER MATTHEW G & SOMMER LEIGHANNE F**
96018 SCARLET OAKS CT
YULEE, FL 32097

**2026**

**50-3N-28-016B-0042-0000**

## BUILDING CHARACTERISTICS

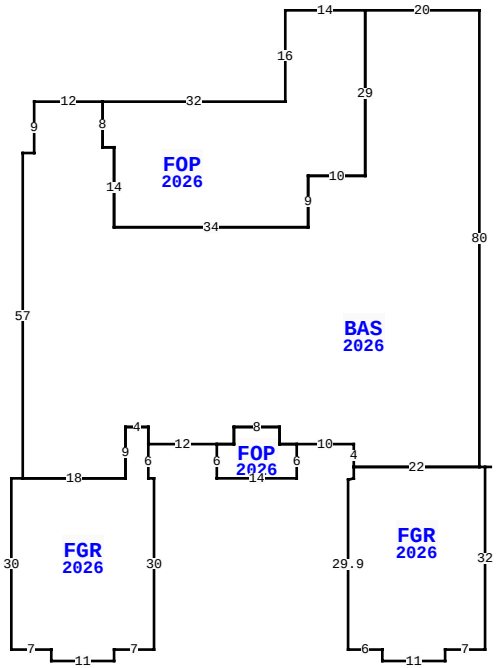
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 07 | CONC TILE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Interior Kitch | SELECT NEW | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 4,368 | 100 | 2026 | 4,368 | 719,148 |
| FGR | 743 | 55 | 2026 | 409 | 67,338 |
| FGR | 808 | 55 | 2026 | 444 | 73,100 |
| FOP | 108 | 30 | 2026 | 32 | 5,268 |
| FOP | 1,118 | 30 | 2026 | 335 | 55,154 |
| TOTALS | 7,145 | | | 5,588 | 920,008 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 5,588 | 99.1800 | 164.64 | 920,008 | 2025 | 2025 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SFR CUST 100% - 2026 Heated Area: 4368 HX Base Yr 2026




96018 SCARLET OAKS CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | 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 | | 920,008 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 170,000 |
| TOTAL MARKET VALUE | | 1,090,008 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 1,090,008 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 1,038,597 |
| TOTAL JUST VALUE | | 1,090,008 |
| NCON VALUE | | 920,008 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 170,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| SP250002118 | 861=454 855=509 | 148,680 | 02/28/2025 |
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| B240004160 | NSFR (T) 7141 (H | 864,813 | 04/11/2024 |
| CO250005354 | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2559/0063 | 4/26/2022 | WD | Q | V | 01 | 150,000 |
| GRANTOR: BARBER TROY F & JACQU | | | | | | |
| GRANTEE: BRUECKNER MATTHEW G | | | | | | |
| 1810/1514 | 8/27/2012 | WD | Q | V | 02 | 25,000 |
| GRANTOR: FEDERAL DEPOSIT INSUR | | | | | | |
| GRANTEE: BARBER TROY F & JAQ | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=12,35] N9 E12 S8 E2 S14 E34 N9 E10 N29 E20 S80 W22 N4 W10 W3 N3 W8 S3 W3 W12 N3 W4 S9 W18 N57 E2 $
FOP=[YR=2026;ORIG=70,10] W14 S16 W32 S8 E2 S14 E34 N9 E10 N29 $
FOP=[YR=2026;ORIG=58,86] W3 N3 W8 S3 W3 S6 E14 N6 $
FGR=[YR=2026;ORIG=92,90] W2 W22 S2 D0.3L1 D29.9R0 E6 S2 E11 N2 E7 N32 $
FGR=[YR=2026;ORIG=8,92] E2 E18 N9 E4 S3 S6 E1 S30 W7 S2 W11 N2 W7 N30 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 01/21/2026 BY TW Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/09/2026 BY SYS