PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 1032/45 (EX UTIL ESMT
IN OR 863/1524)

BAKER SIDNEY/BAKER ANGELA ET AL
76391 DEERWOOD DRIVE
YULEE, FL 32097

2023

24-2N-28-0000-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

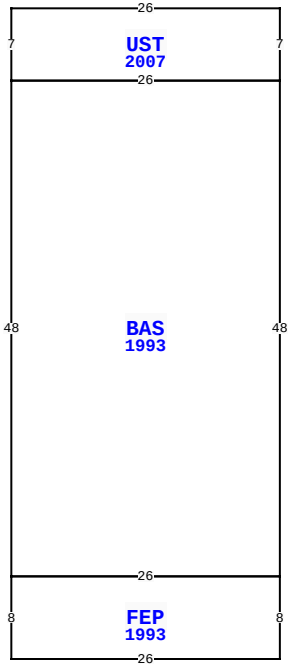
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	65,128
FEP	208	80	166	8,663
UST	182	45	82	4,279
TOTALS	1,638		1,496	78,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,496	80.9880	73.09	109,343	1945	1975	0	0	0	28.60	71.40

1 SINGLE FAM – 0% - 0 Heated Area: 1248 HX Base Yr



96079 NORTH PRINCE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	78,071
TOTAL MARKET OB/XF VALUE	2,150
TOTAL LAND VALUE - MARKET	59,200
TOTAL MARKET VALUE	139,421
SOH/AGL Deduction	43,506
ASSESSED VALUE	95,915
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,915
TOTAL JUST VALUE	139,421
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19749	ELEC OTHER	0	08/01/2007
P12623	OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1032/0045	1/18/2002	QC	U	I	06	100
GRANTOR: BRITT HELEN & ROBERT						
GRANTEE: BAKER SIDNEY ETAL						
0965/0713	1/05/2001	QD	U	I	18	100
GRANTOR: BAKER MARIE						
GRANTEE: BRITT HELEN & ROBER						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2007] W26 S7 BAS=[YR=1993] S48 FEP=[YR=1993] S8 E26 N8 W26$ E26 N48 W26$ E26 N7$.

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	0510	GARAGE WD-	0	0	0	0	500.00	SF	17.50	17.50	100	1980	1980	3	20	1,750	
2	0680	POLE SHED	0	0	0	0	200.00	SF	10.00	10.00	100	1980	1980	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 2,150

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	000100	C	SFR	0		RM	148.00	215.00	0.74	AC		1.00	1.00	1.00	80,000.00	80,000.00	59,200							

REVIEW DATE 07/14/2020 BY KWA Total Acres: 0.74 Total Land Value: 59,200 Market: 0 Agricultural: 0 Common: 59,200 PRINTED 08/02/2023 BY SYS