

SIMS TODD EMANUEL & FELICIA B
PO BOX 1701
YULEE, FL 32041-1701

24-2N-28-0000-0012-0000

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
Exterior Wall		10	ABOVE AVG 80				0100	01	2,238	121.0398	109.24	244,479	1999	1999	0	0	11.05	88.95	STANDARD									
Exterior Wall		05	AVERAGE 20				1 SINGLE FAM - 100% - 2000										Heated Area: 1878											
Roof Structur		03	GABLE/HIP 100														HX Base Yr 2000											
Roof Cover		03	COMP SHNGL 100																									
Interior Wall		05	DRYWALL 100																									
Interior Floo		14	CARPET 80																									
Interior Floo		08	SHT VINYL 20																									
Air Condition		03	CENTRAL 100																									
Heating Type		04	AIR DUCTED 100																									
Bedrooms			3 100																									
Bathrooms			2 100																									
Frame Stories		02	WOOD FRAME 100																									
Units		1.	1. 100																									
Units			0 100																									
Occupancy		00	NONE 100																									
Quality		06	Quality Level 06																									
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	1,878	100	1,878	182,484																								
FEP	84	80	67	6,510																								
FGR	504	55	277	26,915																								
FOP	53	30	16	1,555																								
TOTALS		2,519		2,238	217,464																							
EXTRA FEATURES						96036 BARON DR, YULEE										BLD DATE				LGL DATE		06/05/2023		MLU				
																XF DATE				LAND DATE								
																INC DATE				AG DATE								
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	0810	CONCRETE A	0 100	3	3	9.00 SF		6.50	6.50	100	1999	1999	3	79	46													
2	0810	CONCRETE A	0 100	0	0	1,024.00 SF		6.50	6.50	100	1999	1999	3	79	5,258													