LOTS N,O & P & PT GOVT LOT 3
OF SEC 24-2N-28E IN
OR 278/533 & OR 287/122

BAKER JENNETT E
464126 STATE ROAD 200
YULEE, FL 32097

2023

24-2N-28-0000-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

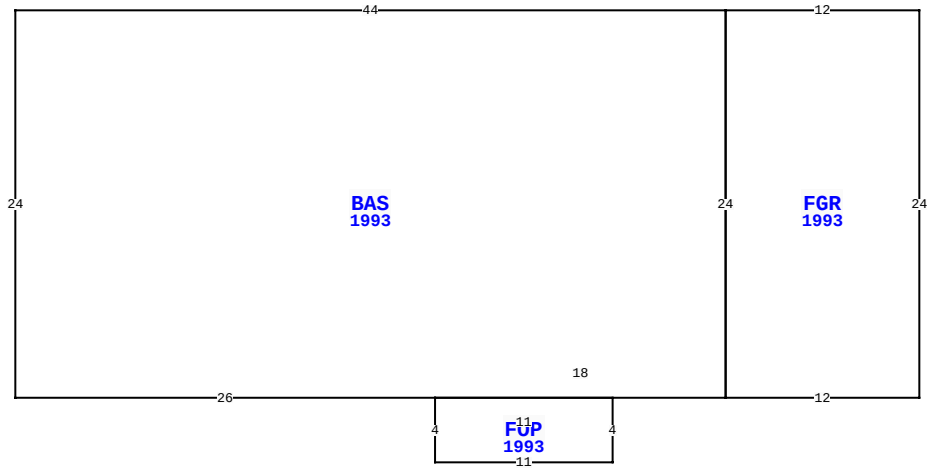
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
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	1,056	100	1,056	100,555
FGR	288	55	158	15,045
FOP	44	30	13	1,238
TOTALS	1,388		1,227	116,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,227	125.6100	113.36	139,093	1983	1990	0	0	0	16.00	84.00

1 SINGLE FAM – 0% - 0 Heated Area: 1056 HX Base Yr



96260 MT ZION LOOP, 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	116,838
TOTAL MARKET OB/XF VALUE	1,861
TOTAL LAND VALUE - MARKET	205,600
TOTAL MARKET VALUE	324,299
SOH/AGL Deduction	130,097
ASSESSED VALUE	194,202
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,202
TOTAL JUST VALUE	324,299
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702123	REPAIR/RRF	3,400	04/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0287/0122	3/01/1979	FS	U	V		100
GRANTOR:						
GRANTEE:						
0278/0523	11/01/1978	WD	Q	V		2,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W12 BAS=[YR=1993] W44 S24 E26 FOP=[YR=1993] S4 E11 N4 W11$ E18 N24$ S24 E12 N24$.

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	0811	CONCRETE B	0	0	0	0	609.00	SF	5.20	5.20	100	1983	1983	3	44	1,393	
2	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1995	1995	3	72	468	

LAND DESCRIPTION

TOTAL OB/XF 1,861

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	247.00	265.00	1.50	AC		1.00	1.00	1.00	80,000.00	80,000.00	120,000							
2	000100	C	SFR	0		RM	165.00	273.00	1.07	AC		1.00	1.00	1.00	80,000.00	80,000.00	85,600							

REVIEW DATE 06/01/2022 BY KWA Total Acres: 2.57 Total Land Value: 205,600 Market: 0 Agricultural: 0 Common: 205,600 PRINTED 08/02/2023 BY SYS