LOT 2
IN OR 421 PG 766
STE-MAG UNIT 1 PB 5/46

CHATMAN HERBERT L JR & LEXIE M
P O BOX 15043
FERNANDINA BEACH, FL 32035-1239

2023

24-2N-28-4961-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

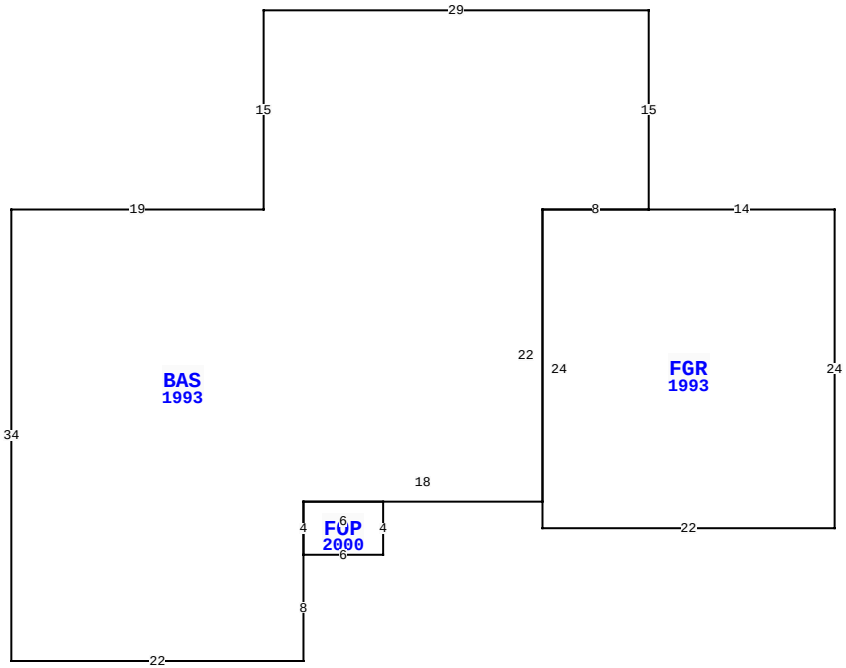
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100	1,579	148,021
FGR	528	55	290	27,186
FOP	24	30	7	656
TOTALS	2,131		1,876	175,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,876	103.1940	122.54	229,885	1985	1985	0	0	0	23.50	76.50

1 SNGL FAM – 100% - 0 Heated Area: 1579 HX Base Yr



96074 BAKER DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		175,862
TOTAL MARKET OB/XF VALUE		6,548
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		262,410
SOH/AGL Deduction		156,418
ASSESSED VALUE		105,992
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		55,992
TOTAL JUST VALUE		262,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E007051	H/AC	385	06/01/2000
2648	N/A	5,300	01/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0421/0766	5/01/1984	WD	Q	V		3,500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W14 BAS=[YR=1993] N15 W29 S15 W19 S34 E22 N8
FOP=[YR=2000] E6 N4 W6 S4 $ N4 E18 N22 E8$ W8 S24 E22 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	0810	CONCRETE A	0	100	0	0	167.00	SF	6.50	6.50	100	1985	1985	3	49.5	537	
2	0812	CONCRETE C	0	100	0	0	2,490.00	SF	4.00	4.00	100	1985	1985	3	49.5	4,930	
3	0752	USP	0	100	28	12	336.00	SF	15.00	15.00	100	1990	1990	3	20	1,008	
4	0810	CONCRETE A	0	100	0	0	18.00	SF	6.50	6.50	100	1990	1990	3	62	73	

LAND DESCRIPTION

TOTAL OB/XF 6,548

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	000115	C	SFR ACRES	100		RS-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 11/19/2019 BY KWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS