LOT 3
IN OR 422 PG 138
STE-MAG UNIT 1 PB 5/46

ARTHUR JAMES A & JACQUELINE M
96096 BAKER DRIVE
YULEE, FL 32097

2023

24-2N-28-4961-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

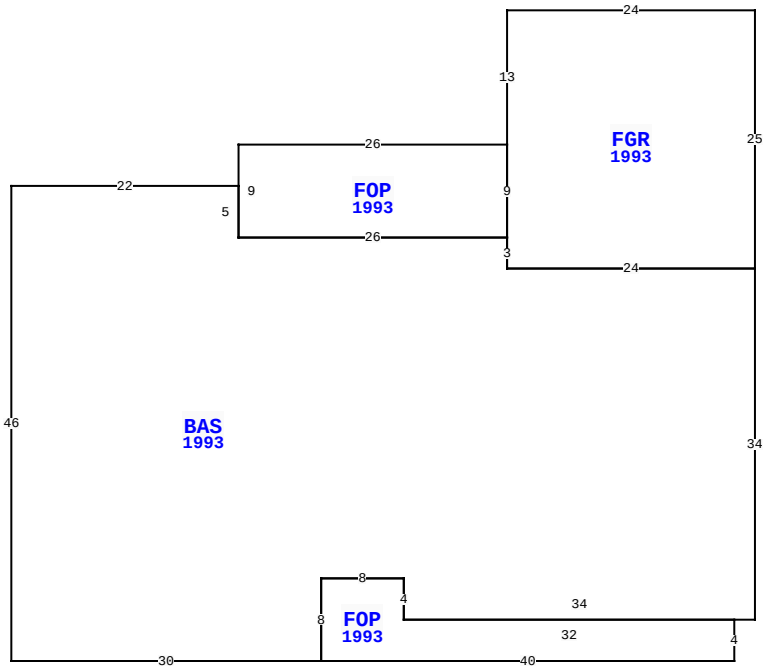
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,790	100	2,790	249,506
FGR	600	55	330	29,511
FOP	192	30	58	5,187
FOP	234	30	70	6,260
TOTALS	3,816		3,248	290,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,248	88.5960	105.21	341,722	1992	1992	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 0 Heated Area: 2790 HX Base Yr



96096 BAKER DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		290,464
TOTAL MARKET OB/XF VALUE		15,074
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		385,538
SOH/AGL Deduction		197,710
ASSESSED VALUE		187,828
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		137,828
TOTAL JUST VALUE		385,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1706044	SOLAR PV	32,500	10/01/2017
E1706044	SOLAR	32,500	10/01/2017
B1704134	SOLAR	27,440	08/01/2017
7890	NEW CONSTR	1,000	12/30/1991
3100	H/AC	1,200	08/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0422/0138	5/01/1984	WD	Q	V		3,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 S13 FOP=[YR=1993] W26 S9 E26 N9 $ S9
BAS=[YR=1993] W26 N5 W22 S46 E30 FOP=[YR=1993] E40 N4 W32 N4
W8 S8 $ N8 E8 S4 E34 N34 W24 N3 $ S3 E24 N25 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
2	0812	CONCRETE C	0	100	0	0	3,806.00	SF	4.00	4.00	100	2001	2001	3	82	12,484	

LAND DESCRIPTION

TOTAL OB/XF 15,074

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 11/18/2019 BY KWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS