PT OF LOT 6
IN OR 571 PG 1143
STE-MAG UNIT 1 PB 5/46

SCOTT WILLIE & FAYE
PO BOX 15634
FERNANDINA BEACH, FL 32035

2023

24-2N-28-4961-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

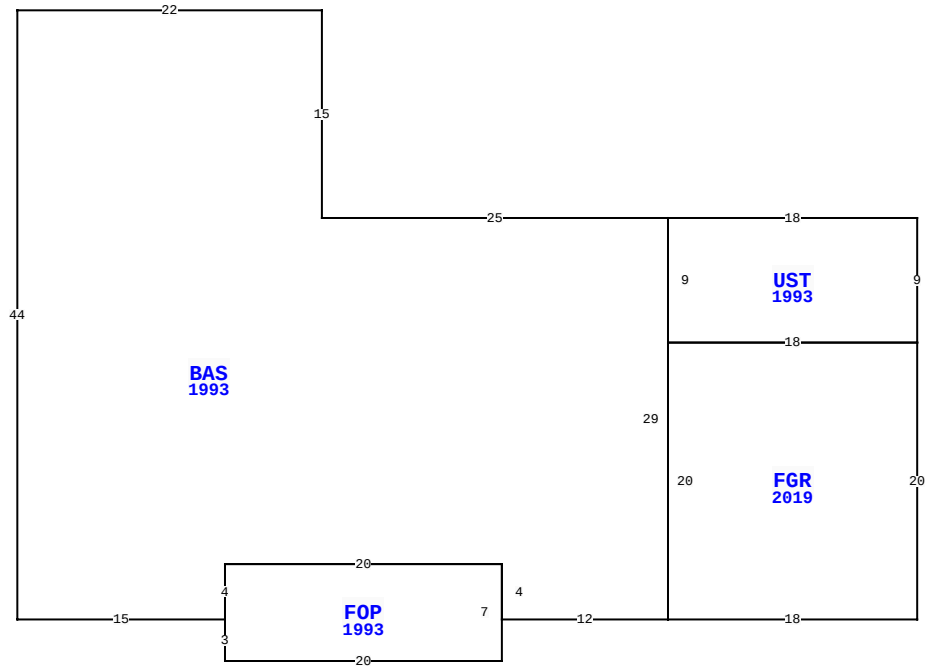
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,613	100	1,613	145,205
FGR	360	55	198	17,824
FOP	140	30	42	3,781
UST	162	45	73	6,571
TOTALS	2,275		1,926	173,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,926	119.4620	107.81	207,642	1989	1989	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 0 Heated Area: 1613 HX Base Yr



96194 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		173,381
TOTAL MARKET OB/XF VALUE		2,612
TOTAL LAND VALUE - MARKET		76,000
TOTAL MARKET VALUE		251,993
SOH/AGL Deduction		132,708
ASSESSED VALUE		119,285
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		69,285
TOTAL JUST VALUE		251,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3122	H/AC	4,200	08/22/1989
3620	NEW CONSTR	2,700	08/08/1989
6120	NEW CONSTR	3,200	08/07/1989
5822	NEW CONSTR	53,979	06/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0571/1143	6/06/1989	WD	Q	V		12,500

GRANTOR: BRITT ROBERT L
GRANTEE: SCOTT WILLIE

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W18 BAS=[YR=1993] W25 N15 W22 S44 E15 FOP=[YR=1993] S3 E20 N7 W20 S4$ N4 E20 S4 E12 FGR=[YR=2019] E18 N20 W18 S20$ N29$ S9 E18 N9$.

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	1989	1989	3	68	2,380	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	1989	1989	3	59.5	232	

LAND DESCRIPTION

TOTAL OB/XF 2,612

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	0.95	80,000.00	76,000.00	76,000							

REVIEW DATE 11/19/2019 BY KWA Total Acres: 1.00 Total Land Value: 76,000 Market: 0 Agricultural: 0 Common: 76,000 PRINTED 08/02/2023 BY SYS