



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
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	100
Frame	02	WOOD FRAME 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	1,438	100	1,438	149,502
DCK	20	10	2	208
DCK	32	10	3	312
FOP	18	30	5	519
TOTALS	1,508		1,448	150,542

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0	100	0	225.00	SF	6.50	6.50	100	1995	1995	3
2	0350	CARPORT WD	0	100	20	400.00	SF	13.00	13.00	100	1996	1996	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000115	C	SFR ACRES	100		RS-1	0.00	0.00	1.00	AC		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,448	133.9520	120.89	175,049	1993	1993	0	0	0	14.00	86.00	
1 SINGLE FAM - 100% - 0 Heated Area: 1438 HX Base Yr													
BAS 1993													
DCK 1993													
FOP 1993													

96224 BAKER DR, YULEE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
										06/20/2023		MLU	

NASSAU COUNTY PROPERTY			PAGE 1 of 1		4
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE			150,542		
TOTAL MARKET OB/XF VALUE			2,093		
TOTAL LAND VALUE - MARKET			76,000		
TOTAL MARKET VALUE			228,635		
SOH/AGL Deduction			130,393		
ASSESSED VALUE			98,242		
TOTAL EXEMPTION VALUE		HX HB	50,000		
BASE TAXABLE VALUE			48,242		
TOTAL JUST VALUE			228,635		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			190,658		