PT OF LOT 6
IN OR 2509/152
STE-MAG #1 PB 5/46

SACCA LINDA M
96250 BAKER DR
YULEE, FL 32097

2023

24-2N-28-4961-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	30	VINYL 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

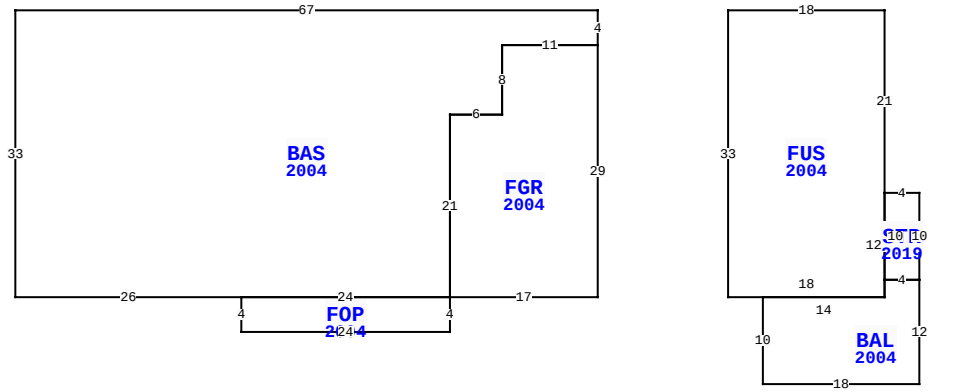
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	188	15	28	2,825
BAS	1,766	100	1,766	178,165
FGR	445	55	245	24,717
FOP	96	30	29	2,925
FUS	594	100	594	59,927
STR	40	10	4	404
TOTALS	3,129		2,666	268,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,666	123.4272	111.39	296,966	2003	2003	0	0	0	9.43	90.57

1 SINGLE FAM – 100% - 2022 Heated Area: 2360 HX Base Yr 2022



96250 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		268,962
TOTAL MARKET OB/XF VALUE		1,310
TOTAL LAND VALUE - MARKET		68,640
TOTAL MARKET VALUE		338,912
SOH/AGL Deduction		41,990
ASSESSED VALUE		296,922
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		241,922
TOTAL JUST VALUE		338,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/0152	10/27/2021	WD	Q	I	01	379,900
GRANTOR: ASHMORE MIKIVIN S & W						
GRANTEE: SACCA LINDA M						
1928/0528	4/28/2014	SW	U	I	12	149,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: ASHMORE MIKIVIN S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W67 S33 E26 FOP=[YR=2004] S4 E24 N4
FGR=[YR=2004] E17 N29 W11 S8 W6 S21$ W24$ E24 N21 E6 N8 E11 N4$ PTR= E15 FUS=[YR=2004] E18 S21 STR=[YR=2019] E4 S10 BAL=[YR=2004] S12 W18 N10 E14 N2 E4$ W4 N10$ S12 W18 N33 $ W15 $.

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	240.00	SF	6.50	6.50	100	2003	2003	3	84	1,310	

LAND DESCRIPTION

TOTAL OB/XF 1,310

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	000116	C	SFR MARSH	100			0.00	0.00	0.66	AC		1.00	1.00	1.30	80,000.00	104,000.00	68,640							

REVIEW DATE 05/25/2022 BY KWA Total Acres: 0.66 Total Land Value: 68,640 Market: 0 Agricultural: 0 Common: 68,640 PRINTED 08/02/2023 BY SYS