LOT 10
IN OR 422 PG 137
R224286 & R224287

BROWN THEODORE D & YVONNE E
96133 BAKER DR
YULEE, FL 32097

2023

24-2N-28-4962-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

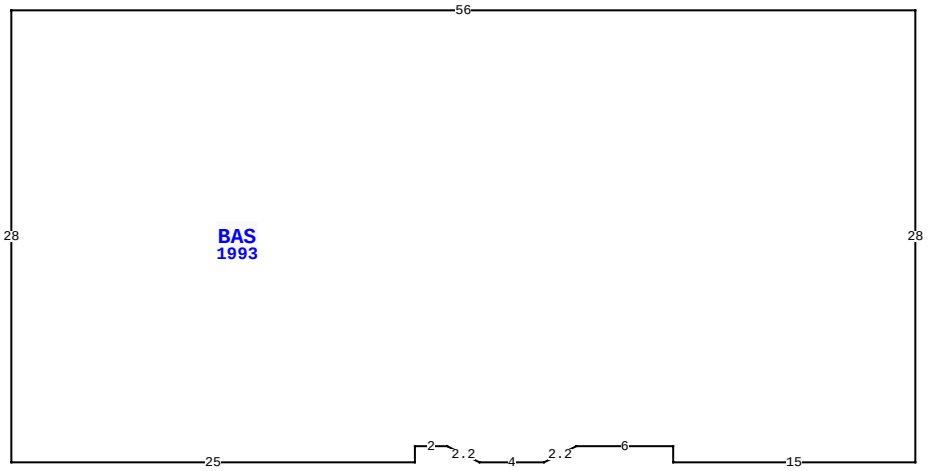
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	1,558	40,690
TOTALS	1,558		1,558	40,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,558	114.8000	74.62	116,258	1985	1995	0	0	0	65.00	35.00

1 M/H 93- – 100% - 0 Heated Area: 1558 HX Base Yr



96133 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		40,690
TOTAL MARKET OB/XF VALUE		5,393
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		126,083
SOH/AGL Deduction		78,371
ASSESSED VALUE		47,712
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,712
TOTAL JUST VALUE		126,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002823	REPAIR/RRF	4,000	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0422/0137	5/01/1984	WD	Q	V		3,500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S28 E25 N1 E2 D1 R2 E4 U1 R2 E6 S1 E15 N28$.

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	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	1994	1994	3	20	64	
2	0811	CONCRETE B	0	100	0	0	1,720.00	SF	4.16	4.16	100	1994	1994	3	70	5,009	
3	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	1999	1999	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 5,393

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	000102	C	SFR/MH	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 05/18/2022 BY KWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS