PT OF LOTS 22 & 23 (S-4 & S-5)
IN OR 2469/1470
YULEE FARMS SUB 1 PB 2/37

BAKER CHRISTOPHER & TIFFANY ANN
85050 MYRTICE RD
YULEE, FL 32097

2023

42-2N-27-4500-0022-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

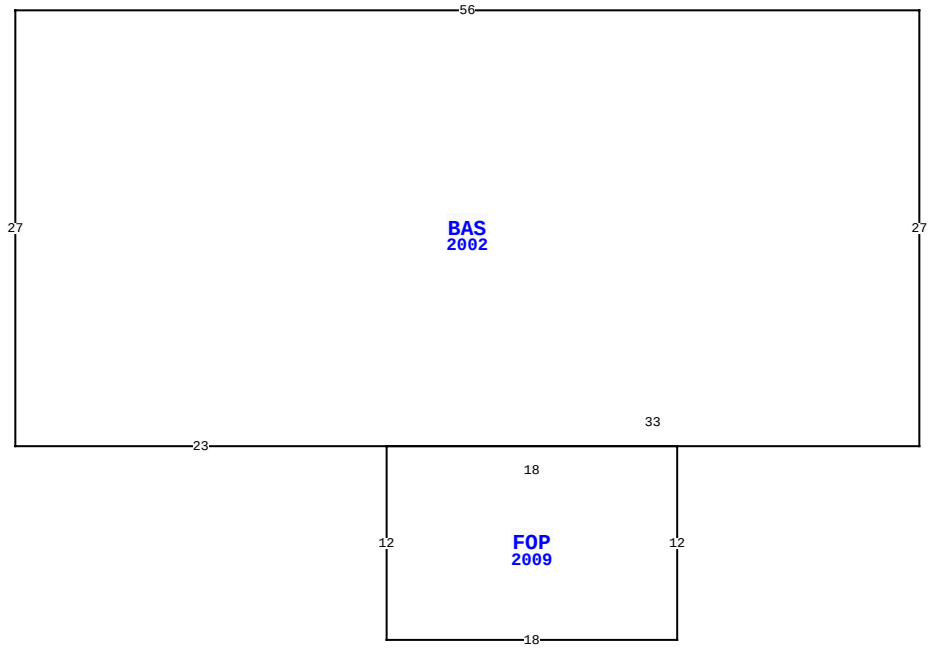
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	64,723
FOP	216	30	65	2,783
TOTALS	1,728		1,577	67,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,577	117.6000	82.32	129,819	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2022 Heated Area: 1512 HX Base Yr 2022



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/17/2023 DC
INC DATE		AG DATE	

85050 MYRTICE RD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		67,506
TOTAL MARKET OB/XF VALUE		13,453
TOTAL LAND VALUE - MARKET		324,360
TOTAL MARKET VALUE		107,519
SOH/AGL Deduction		0
ASSESSED VALUE		107,519
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		57,519
TOTAL JUST VALUE		405,319
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		598,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R12239	REPAIR/RRF	257	01/01/2010
MH023829	MH MOVE-ON	0	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2469/1470	5/31/2021	SW	U	I	11	100
GRANTOR: 85050 MYRTICE ROAD LA						
GRANTEE: BAKER CHRISTOPHER &						
2439/0062	2/19/2021	SW	U	I	37	265,000
GRANTOR: 85050 MYRTICE ROAD LA						
GRANTEE: BAKER CHRISTOPHER &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W56 S27 E23 FOP=[YR=2009] S12 E18 N12 W18$
E33 N27 $.

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
4	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	
5	0510	GARAGE WD-	0	100	24	12	288.00	SF	28.00	28.00	100	1984	1984	3	20	1,613	
6	0510	GARAGE WD-	0	100	40	18	756.00	SF	35.00	35.00	100	1987	1987	3	20	5,292	
7	0681	POLE SHED	0	100	28	26	728.00	SF	11.25	11.25	100	1988	1988	3	20	1,638	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
9	0940	SHEDS/PORT	0	100	12	12	144.00	SF	22.50	22.50	100	2005	2005	3	27	875	
10	0810	CONCRETE A	0	100	18	8	144.00	SF	6.50	6.50	100	1987	1987	3	54.5	510	

LAND DESCRIPTION

TOTAL OB/XF 13,453

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	4.06	AC		1.00	1.00	1.00	6,000.00	6,000.00	24,360							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	440.00	440.00	2,200							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	60,000.00	60,000.00	300,000							

REVIEW DATE 04/01/2020 BY NWA Total Acres: 9.06 Total Land Value: 26,560 Market: 300,000 Agricultural: 2,200 Common: 24,360 PRINTED 08/02/2023 BY SYS