PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 838/1087 & ESMT IN
OR 859/539

SIMS TODD EMANUEL & FELICIA B
PO BOX 1701
YULEE, FL 32041-1701

2024

24-2N-28-0000-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

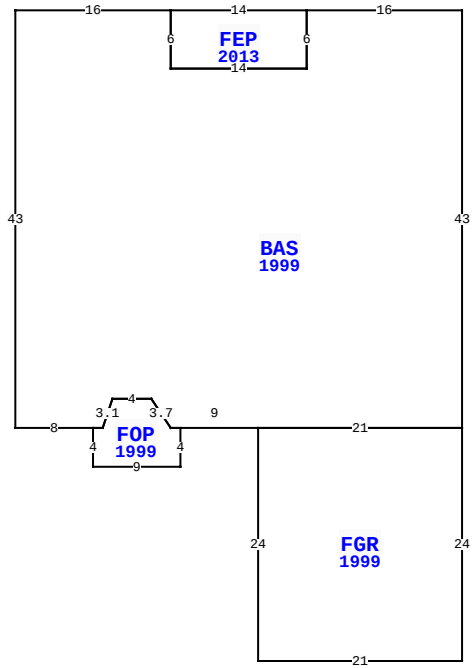
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	1,878	191,009
FEP	84	80	67	6,814
FGR	504	55	277	28,173
FOP	53	30	16	1,627
TOTALS	2,519		2,238	227,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,238	121.0398	114.99	257,348	1999	1999	0	0	0	11.55	88.45

1 SINGLE FAM – 100% - 2000 Heated Area: 1878 HX Base Yr 2000



96036 BARON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,624
TOTAL MARKET OB/XF VALUE		5,170
TOTAL LAND VALUE - MARKET		27,600
TOTAL MARKET VALUE		260,394
SOH/AGL Deduction		125,829
ASSESSED VALUE		134,565
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,565
TOTAL JUST VALUE		260,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9805644	NEW CONSTR	88,166	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0859/0539	12/09/1998	EE	U	I		100
GRANTOR: RAULS MICHAEL E & AVA						
GRANTEE: SIMS TODD E & FELIC						
0838/1087	6/22/1998	WD	U	V	06	100
GRANTOR: BAKER MARIE & STEVE J						
GRANTEE: SIMS TODD EMANUEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W16 FEP=[YR=2013] W14 S6 E14 N6 $ S6 W14 N6 W16 S43 E8 FOP=[YR=1999] S4 E9 N4 W1 U3 L2 W4 D3 L1 W1 $ E1 U3 R1 E4 D3 R2 E9 FGR=[YR=1999] S24 E21 N24 W21 $ E21 N43 $.

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	3	3	9.00	SF	6.50	6.50	100	1999	1999	3	77	45	
2	0810	CONCRETE A	0	100	0	0	1,024.00	SF	6.50	6.50	100	1999	1999	3	77	5,125	

LAND DESCRIPTION

TOTAL OB/XF 5,170

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	000100	C	SFR	100		RM	100.00	100.00	0.23	AC		1.00	1.00	1.50	80,000.00	120,000.00	27,600							

REVIEW DATE 12/11/2019 BY KWA Total Acres: 0.23 Total Land Value: 27,600 Market: 0 Agricultural: 0 Common: 27,600 PRINTED 08/06/2024 BY SYS