

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
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
BAS	840	100	840
			SUBAREA MARKET VALUE
			66,138
TOTALS	840		840
			66,138

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	840	117.8100	111.92	94,013	1971	1980	0	0	29.65	70.35			
1 SINGLE FAM - 0% - 0 Heated Area: 840 HX Base Yr														
96081 BARON DR, YULEE														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	06/05/2023	MLU			
				INC DATE					AG DATE					

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			91,826
TOTAL MARKET OB/XF VALUE			2,418
TOTAL LAND VALUE - MARKET			73,600
TOTAL MARKET VALUE			167,844
SOH/AGL Deduction			61,372
ASSESSED VALUE			106,472
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			81,472
TOTAL JUST VALUE			167,844
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			152,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1707550	H/AC	0	12/01/2017
8502	REPAIR/RRF	4,500	11/10/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0605/1109	8/04/1990	WD U	V		01	2,000
GRANTOR: BAKER SIDNEY & DECARR						
GRANTEE: MELTON JOSEPH JR &						
0476/0115	11/26/1985	WD Q	V			4,000
GRANTOR: BRITT ROBERT & HELEN						
GRANTEE: MELTON JOSEPH JR &						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W28 S30 E28 N30\$.

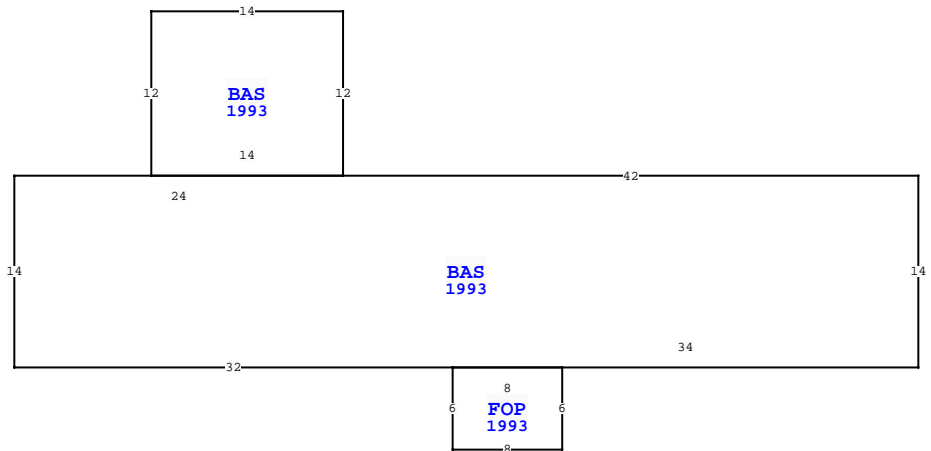
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	100	10	10			20.10	100	1990	1990	3	20	402	
2	0510	GARAGE WD-	0	100	12	24			35.00	100	1990	1990	3	20	2,016	
TOTAL OB/XF 2,418																

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	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	0.00	0.00	0.92	AC		1.00	1.00	1.00	80,000.00	80,000.00	73,600							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 50	
Interior Wall	05	DRYWALL 50	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4025.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	168	100	3,902
BAS	924	100	21,461
FOP	48	30	325
TOTALS	1,140	1,106	25,688

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,106	110.6000	77.42	85,627	1990	1992	0	0	70.00	30.00
2 M/H 93- - 100% - 0 Heated Area: 1092 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
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NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			152,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: BAKER SIDNEY & DECARR						
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0476/0115	11/26/1985	WD	Q	V		4,000
GRANTOR: BRITT ROBERT & HELEN						
GRANTEE: MELTON JOSEPH JR &						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W42 BAS=[YR=1993] N12 W14 S12 E14\$ W24 S14 E32	
FOP=[YR=1993] S6 E8 N6 W8\$ E34 N14\$.	

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	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION															TOTAL OB/XF									
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV