



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,438	100	1,438	156,453
DCK	20	10	2	218
DCK	32	10	3	327
FOP	18	30	5	544
TOTALS	1,508		1,448	157,541

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
1	0810	CONCRETE A	0 100	0	0	225.00	SF	6.50	6.50	100	1995	1995	3	70
2	0350	CARPORT WD	0 100	20	20	400.00	SF	13.00	13.00	100	1996	1996	3	20

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
1	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	0.95

1 SINGLE FAM - 100% - 0

Heated Area: 1438

HX Base Yr

96224 BAKER DR, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/22/2024 MLU

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	157,541		
TOTAL MARKET OB/XF VALUE	2,064		
TOTAL LAND VALUE - MARKET	118,750		
TOTAL MARKET VALUE	278,355		
SOH/AGL Deduction	177,166		
ASSESSED VALUE	101,189		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	51,189		
TOTAL JUST VALUE	278,355		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	228,635		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B93-0385	NEW CONSTR	55,929	07/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0680/1399	5/13/1993	WD	Q	V	
GRANTOR: BRITT HELEN L					12,500
GRANTEE: RAYSOR GEORGE & T M					

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1993] W37 DCK=[YR=1993] N4 W8 S4 E8\$ W19 S3 DCK=[YR=1993] W4 S5 E4 N5 \$ S23 E16 FOP=[YR=1993] E6 N3 W6 S3\$ N3 E6 S3 E34 N26\$.														