PT OF LOT 6
IN OR 2509/152
STE-MAG #1 PB 5/46

SACCA LINDA M
96250 BAKER DR
YULEE, FL 32097

**2024**

**24-2N-28-4961-0006-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

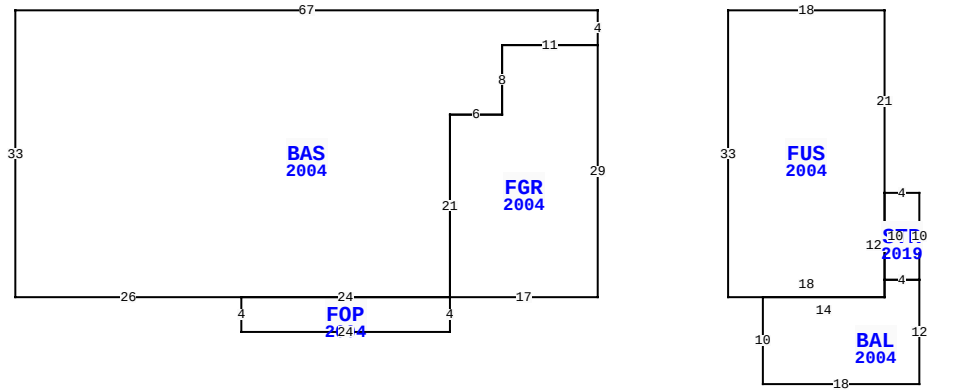
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 70 |
| Exterior Wall | 30 | VINYL 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1.5 | 1.5 100 |
| 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 |
|---|---|---|---|---|
| BAL | 188 | 15 | 28 | 2,957 |
| BAS | 1,766 | 100 | 1,766 | 186,518 |
| FGR | 445 | 55 | 245 | 25,876 |
| FOP | 96 | 30 | 29 | 3,063 |
| FUS | 594 | 100 | 594 | 62,736 |
| STR | 40 | 10 | 4 | 422 |
| TOTALS | 3,129 | | 2,666 | 281,572 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,666 | 123.4272 | 117.26 | 312,615 | 2003 | 2003 | 0 | 0 | 0 | 9.93 | 90.07 |

1 SINGLE FAM – 100% - 2022 Heated Area: 2360 HX Base Yr 2022




96250 BAKER DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 281,572 |
| TOTAL MARKET OB/XF VALUE | | 1,295 |
| TOTAL LAND VALUE - MARKET | | 107,250 |
| TOTAL MARKET VALUE | | 390,117 |
| SOH/AGL Deduction | | 84,287 |
| ASSESSED VALUE | | 305,830 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 250,830 |
| TOTAL JUST VALUE | | 390,117 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 338,912 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2509/0152 | 10/27/2021 | WD | Q | I | 01 | 379,900 |
| GRANTOR: ASHMORE MIKIVIN S & W | | | | | | |
| GRANTEE: SACCA LINDA M | | | | | | |
| 1928/0528 | 4/28/2014 | SW | U | I | 12 | 149,000 |
| GRANTOR: US BANK NATIONAL ASSO | | | | | | |
| GRANTEE: ASHMORE MIKIVIN S & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W67 S33 E26 FOP=[YR=2004] S4 E24 N4
FGR=[YR=2004] E17 N29 W11 S8 W6 S21$ W24$ E24 N21 E6 N8 E11 N4$ PTR= E15 FUS=[YR=2004] E18 S21 STR=[YR=2019] E4 S10 BAL=[YR=2004] S12 W18 N10 E14 N2 E4$ W4 N10$ S12 W18 N33 $ W15 $ .

## 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 | 0 | 0 | 240.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 83 | 1,295 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,295

| 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 | 000116 | C | SFR MARSH | 100 | | RSF-1 | 0.00 | 0.00 | 0.66 | AC | | 1.00 | 1.00 | 1.30 | 125,000.00 | 162,500.00 | 107,250 | | | | | | | |

REVIEW DATE 05/25/2022 BY KWA Total Acres: 0.66 Total Land Value: 107,250 Market: 0 Agricultural: 0 Common: 107,250 PRINTED 08/06/2024 BY SYS