E'LY 77.46 FT OF LOT 7 & LOT 8
IN OR 1777/158
STE-MAG UNIT #2 PB 5/47

HARRIS ALFONZO V III
96081 BAKER DR
YULEE, FL 32097

2024

24-2N-28-4962-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 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	02	Quality Level 02

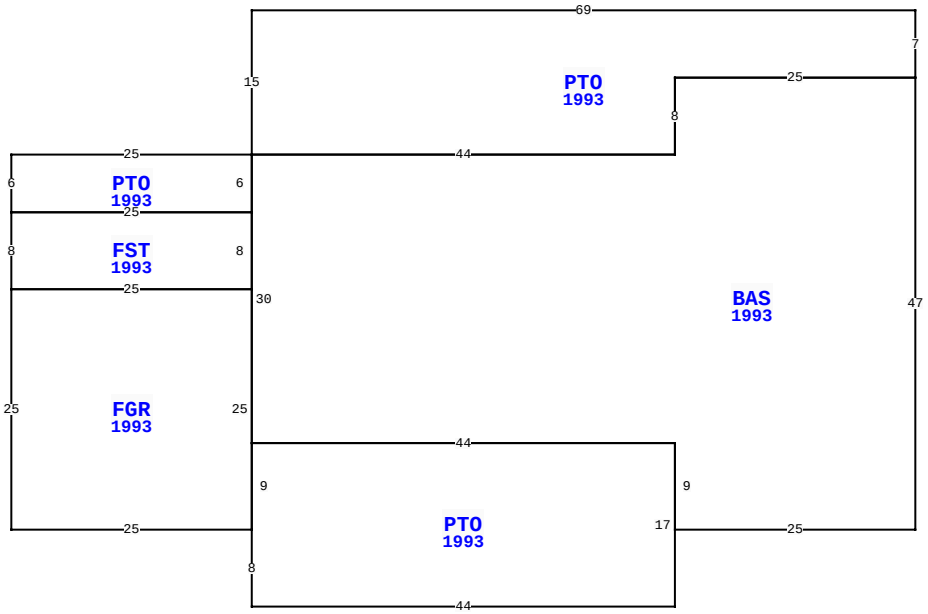
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,495	100	2,495	224,437
FGR	625	55	344	30,945
FST	200	55	110	9,895
PTO	150	5	8	719
PTO	748	5	37	3,328
PTO	835	5	42	3,778
TOTALS	5,053		3,036	273,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,036	93.5180	116.90	354,908	1992	1992	0	0	0	23.05	76.95

1 SNGL FAM – 100% - 2013 Heated Area: 2495 HX Base Yr 2013



96081 BAKER DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/22/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		273,102
TOTAL MARKET OB/XF VALUE		14,892
TOTAL LAND VALUE - MARKET		223,750
TOTAL MARKET VALUE		511,744
SOH/AGL Deduction		318,506
ASSESSED VALUE		193,238
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,238
TOTAL JUST VALUE		511,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4087	H/AC	8,900	02/04/1992
7775	NEW CONSTR	97,758	01/16/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1777/0158	1/27/2012	WD	Q	I	02	178,500
GRANTOR: MITCHELL HERBERT L &						
GRANTEE: HARRIS ALFONZO V II						
0567/0776	4/12/1989	WD	Q	V		7,500
GRANTOR: BAKER JOHN R						
GRANTEE: MITCHELL HERBERT L						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W69 S15 PTO=[YR=1993] W25 S6 FST=[YR=1993] S8 FGR=[YR=1993] S25 E25 PTO=[YR=1993] S8 E44 N17 W44 S9 $ N25 W25 $ E25 N8 W25 $ E25 N6 $ BAS=[YR=1993] S30 E44 S9 E25 N47 W25 S8 W44 $ E44 N8 E25 N7 $.

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	6	25	150.00	SF	6.50	6.50	100	1992	1992	3	64	624	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
3	0812	CONCRETE C	0	100	0	0	4,450.00	SF	4.00	4.00	100	1993	1993	3	66	11,748	

LAND DESCRIPTION

TOTAL OB/XF 14,892

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	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	1.79	AC		1.00	1.00	1.00	125,000.00	125,000.00	223,750							

REVIEW DATE 11/19/2019 BY KWA Total Acres: 1.79 Total Land Value: 223,750 Market: 0 Agricultural: 0 Common: 223,750 PRINTED 08/06/2024 BY SYS