LOT 9
IN OR 902/594
STE-MAG UNIT 2 PB 5/47

RAULS EDWARD & GERALDINE
96111 BAKER DRIVE
YULEE, FL 32097

2024

24-2N-28-4962-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

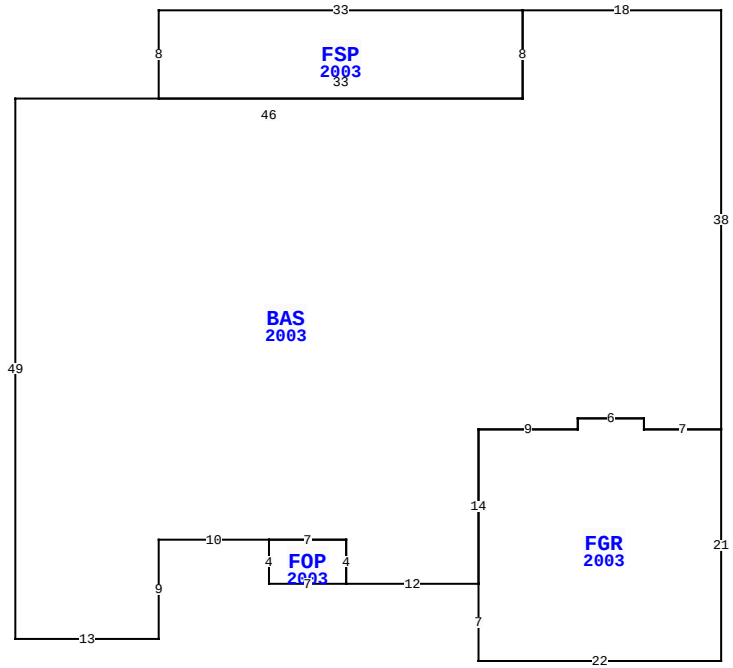
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,643	100	2,643	269,002
FGR	468	55	257	26,157
FOP	28	30	8	814
FSP	264	40	106	10,788
TOTALS	3,403		3,014	306,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,014	95.7904	119.74	360,896	2003	2003	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2004 Heated Area: 2643 HX Base Yr 2004



96111 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		306,762
TOTAL MARKET OB/XF VALUE		14,300
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		446,062
SOH/AGL Deduction		261,387
ASSESSED VALUE		184,675
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		129,675
TOTAL JUST VALUE		446,062
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210336	NEW CONSTR	185,745	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0902/0594	10/06/1999	WD	Q	V		16,500
GRANTOR: BAKER DAVID A						
GRANTEE: RAULS EDWARD & GERA						
0422/0299	5/01/1984	WD	Q	V		3,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W18 FSP=[YR=2003] W33 S8 E33 N8$ S8 W46 S49 E13 N9 E10 FOP=[YR=2003] S4 E7 N4 W7$ E7 S4 E12 FGR=[YR=2003] S7 E22 N21 W7 N1 W6 S1 W9 S14$ N14 E9 N1 E6 S1 E7 N38 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	3,390.00	SF	4.00	4.00	100	2003	2003	3	83	11,255	

LAND DESCRIPTION

TOTAL OB/XF 14,300

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	1.00	AC		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 11/19/2019 BY KWA Total Acres: 1.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS