

BLOCK 2 LOTS 7 15 16  
IN OR 2610/1797  
EX ST RD R/W OR 196/304

BAKER ANNA J  
85968 NORTH HARTS RD  
YULEE, FL 32097

2024

42-2N-27-4340-0002-0070



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 15 | CONC BLOCK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 04 | PLYWOOD 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 01 | TYP WD 100     |
| Stories                  |    | 1. 1. 100      |
| Units                    |    | 0 100          |
| BUD\$ Adjustme           | 04 | DIST 01 100    |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4053.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,016            | 100         | 2,016        | 128,811              |
| FOP       | 96               | 30          | 29           | 1,853                |
| STP       | 15               | 10          | 2            | 128                  |
| UOP       | 96               | 20          | 19           | 1,214                |
| UST       | 24               | 45          | 11           | 703                  |
| TOTALS    | 2,247            |             | 2,077        | 132,709              |

| EXTRA FEATURES |            |             |         |   |   |          |    |       |                |           |         |
|----------------|------------|-------------|---------|---|---|----------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0801       | ASPHALT A   | 0 100   | 0 | 0 | 1,400.00 | SF | 3.00  | 3.00           | 100       | 1980    |
| 2              | 0811       | CONCRETE B  | 0 100   | 0 | 0 | 615.00   | SF | 5.20  | 5.20           | 100       | 1980    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |           |      |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | RSF-2    | 70.00 | 160.00 | 1.00        | LT        | 1.00 |

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2023

Heated Area: 2016

HX Base Yr 2023

BLD DATE 05/23/2011 0 LGL DATE  
XF DATE  
INC DATE  
LAND DATE  
AG DATE

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 3,139       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 4              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 132,709     |        |
| TOTAL MARKET OB/XF VALUE  |  | 3,139       |        |
| TOTAL LAND VALUE - MARKET |  | 55,000      |        |
| TOTAL MARKET VALUE        |  | 190,848     |        |
| SOH/AGL Deduction         |  | 0           |        |
| ASSESSED VALUE            |  | 190,848     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 140,848     |        |
| TOTAL JUST VALUE          |  | 190,848     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 185,622     |        |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| B23019     | ADDITION    | 1,500 | 11/01/2009 |
| 970638     | REPAIR/RRF  | 2,500 | 08/01/1997 |

| SALES DATA                    |            |           |     |     |        |
|-------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number             | DATE       | TYPE INST | Q U | V I | RSN CD |
| 2610/1797                     | 12/29/2022 | WD        | U   | I   | 11     |
| GRANTOR: L&M OF NASSAU COUNTY |            |           |     |     |        |
| GRANTEE: BAKER ANNA J         |            |           |     |     |        |
| 2220/0361                     | 8/30/2018  | WD        | U   | I   | 11     |
| GRANTOR: BAKER ANNA J         |            |           |     |     |        |
| GRANTEE: L&M OF NASSAU COUNT  |            |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                      |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W15 UST=[YR=1993] N4 W6 S4 E6\$ W21 S2<br>UOP=[YR=2007] W6 S16 E6 N16\$ S54 E3 FOP=[YR=1993] S8 E12 N8<br>W12\$ E33 N38 STP=[YR=2006] E3 N5 W3 S5\$ N18\$. |  |  |  |  |  |  |  |  |  |  |  |