

SIMS TODD EMANUEL & FELICIA B
PO BOX 1701
YULEE, FL 32041-1701

24-2N-28-0000-0012-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 80
Exterior Wall05AVERAGE 20
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 80
Interior Floo08SHT VINYL 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100

Frame02WOOD FRAME 100
Stories1. 1. 100
Units0 100
Occupancy00NONE 100

Quality06Quality Level 06
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	1999	1,878	199,922
FEP	84	80	2013	67	7,133
FGR	504	55	1999	277	29,488
FOP	53	30	1999	16	1,704

TOTALS	2,519			2,238	238,246
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EXTRA FEATURES96036 BARON DR, YULEE

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,238121.0398121.04270,888199919990012.0587.95

1 SINGLE FAM - 100% - 2000Heated Area: 1878HX Base Yr 2000

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETotal Market Value238,246

TOTAL MARKET OB/XF VALUETotal Land Value - Market29,325

TOTAL LAND VALUE - MARKETTOTAL MARKET VALUE272,607

ASSESSED VALUESOH/AGL Deduction134,140

TOTAL EXEMPTION VALUEINCOME VALUE138,467

BASE TAXABLE VALUETOTAL JUST VALUE50,722

HX HB

PREVIOUS YEAR MKT VALUE87,745

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U V I RSN CD SALE PRICE

0859/053912/09/1998EEU I100

GRANTOR: RAULS MICHAEL E & AVAGRANTEE: SIMS TODD E & FELIC

0838/10876/22/1998WDQV06100

GRANTOR: BAKER MARIE & STEVE JGRANTEE: SIMS TODD EMANUEL &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W16 FEP=[YR=2013] W14 S6 E14 N6 \$ S6 W14 N6
W16 S43 E8 FOP=[YR=1999] S4 E9 N4 W1 U3 L2 W4 D3 L1 W1 \$
E1 U3 R1 E4 D3 R2 E9 FGR=[YR=1999] S24 E21 N24 W21 \$ E21
N43 \$.

LAND DESCRIPTIONTOTAL OB/XF5,036

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TDPH FACT% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RM100.00100.000.23AC1.001.001.5085,000.00127,500.0029,325

REVIEW DATE12/11/2019BYKWA Total Acres: 0.23Total Land Value: 29,325Market: 0Agricultural: 0Common: 29,325PRINTED 07/30/2025 BY SYS