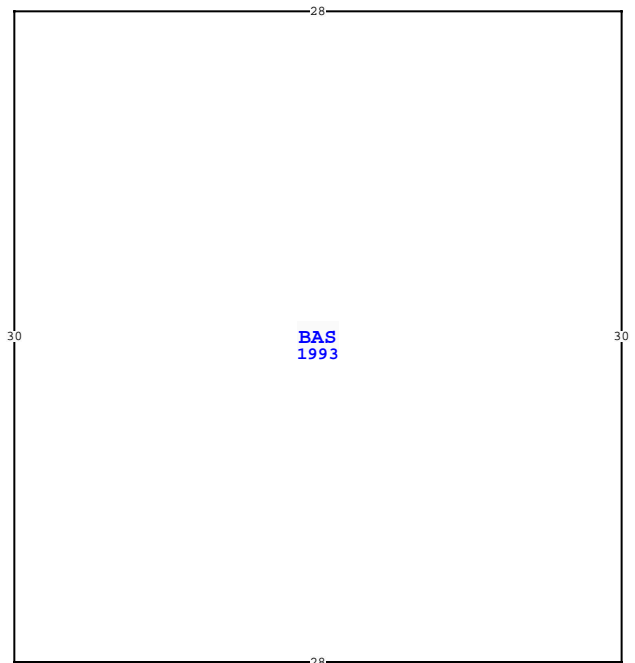




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20 FACE BRICK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floo	14 CARPET 100
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	2 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	840	117.8100	117.81	98,960	1971	1991	0	0	24.15	75.85		
1 SINGLE FAM - 0% - 0 Heated Area: 840 HX Base Yr													



Quality	04 Quality Level 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4025.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	1993	840	75,061
TOTALS	840			840	75,061

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			104,419
TOTAL MARKET OB/XF VALUE			2,418
TOTAL LAND VALUE - MARKET			78,200
TOTAL MARKET VALUE			185,037
SOH/AGL Deduction			71,426
ASSESSED VALUE			113,611
TOTAL EXEMPTION VALUE	HX HB		25,841
BASE TAXABLE VALUE			87,770
TOTAL JUST VALUE			185,037
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			167,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1707550	H/AC	0	12/01/2017
8502	REPAIR/RRF	4,500	11/10/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2754/1173	12/04/2024	LE U		I	11	100
GRANTOR: MELTON JOSEPH JR & GE						
GRANTEE: SIMS LISA BAKER						
0605/1109	8/04/1990	WD Q	V		01	2,000
GRANTOR: BAKER SIDNEY & DECARR						
GRANTEE: MELTON JOSEPH JR &						

EXTRA FEATURES																
L N	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	0940	SHEDS/PORT	0	100	10	100.00	SF	20.10	20.10	100	1990	1990	3	20	402	
2	0510	GARAGE WD-	0	100	12	288.00	SF	35.00	35.00	100	1990	1990	3	20	2,016	

96081 BARON DR, YULEE										BLD DATE		LGL DATE		04/29/2025	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W28 S30 E28 N30\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RM	0.00	0.00	0.92	AC		1.00	1.00	1.00	85,000.00	85,000.00	78,200							

