LOT 1
STE-MAG UNIT 1 PB 5/46

COLEMAN LARRY J & JACQUELYN L L/E/
96044 BAKER DR
YULEE, FL 32097

2025

24-2N-28-4961-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

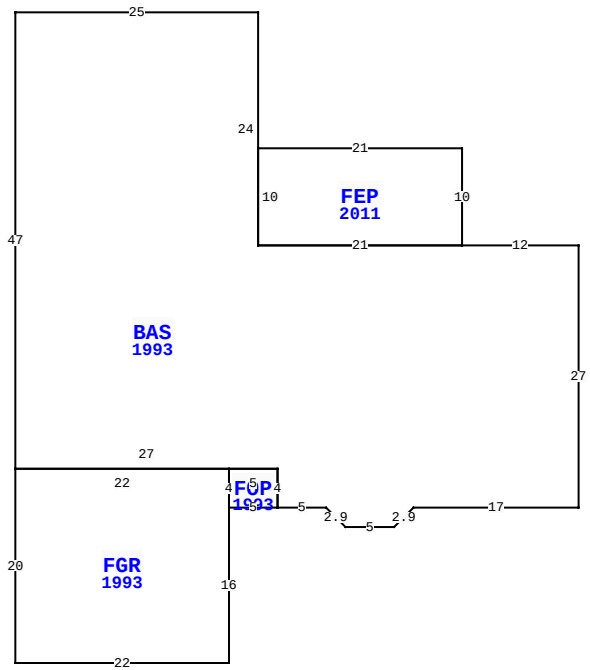
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,072	100	1993	2,072	186,867
FEP	210	80	2011	168	15,151
FGR	440	55	1993	242	21,825
FOP	20	30	1993	6	541
TOTALS	2,742			2,488	224,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,488	94.1760	124.31	309,283	1985	1985	0	0	0	27.45	72.55

1 SNGL FAM – 100% - 0 Heated Area: 2072 HX Base Yr 1986



96044 BAKER DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,385
TOTAL MARKET OB/XF VALUE		6,481
TOTAL LAND VALUE - MARKET		236,250
TOTAL MARKET VALUE		467,116
SOH/AGL Deduction		305,195
ASSESSED VALUE		161,921
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,199
TOTAL JUST VALUE		467,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2786/1702	5/02/2025	QC	U	I	11	100
GRANTOR: COLEMAN LARRY J & JAQ						
GRANTEE: BROWN LARAE C						
0421/0765	5/01/1984	WD	Q	V		6,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FEP=[YR=2011] N10 W21 S10 E21$ W21 N24 W25 S47 FGR=[YR=1993] S20 E22 N16 FOP=[YR=1993] E5 N4 W5 S4$ N4 W22$ E27 S4 E5 D2 R2 E5 U2 R2 E17 N27$.

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	1986	1986	3	58	2,030	
2	0812	CONCRETE C	0	100	0	0	2,119.00	SF	4.00	4.00	100	1986	1986	3	47	3,984	
3	0810	CONCRETE A	0	100	0	0	153.00	SF	6.50	6.50	100	1986	1986	3	47	467	

LAND DESCRIPTION

TOTAL OB/XF 6,481

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	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.89	AC		1.00	1.00	1.00	125,000.00	125,000.00	236,250							

REVIEW DATE 11/19/2019 BY KWA Total Acres: 1.89 Total Land Value: 236,250 Market: 0 Agricultural: 0 Common: 236,250 PRINTED 07/30/2025 BY SYS