LOT 2
IN OR 421 PG 766
STE-MAG UNIT 1 PB 5/46

CHATMAN HERBERT L JR & LEXIE M
P O BOX 15043
FERNANDINA BEACH, FL 32035-1239

2025

24-2N-28-4961-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

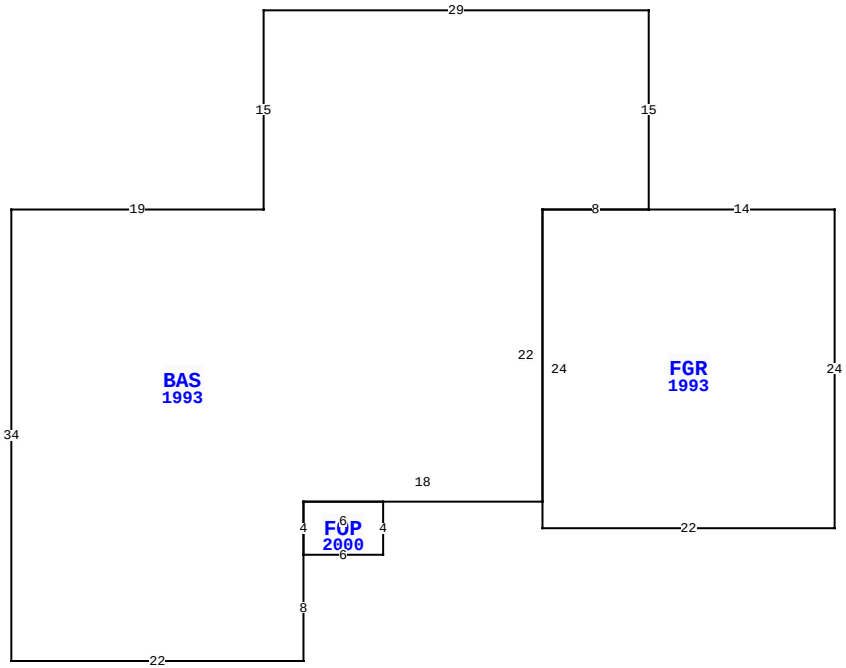
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100	1993	1,579	162,394
FGR	528	55	1993	290	29,826
FOP	24	30	2000	7	720
TOTALS	2,131			1,876	192,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,876	103.1940	136.22	255,549	1985	1985	0	0	0	24.50	75.50

1 SNGL FAM – 100% - 0 Heated Area: 1579 HX Base Yr 1986



96074 BAKER DR, YULEE

BLD DATE		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		192,939
TOTAL MARKET OB/XF VALUE		5,935
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		323,874
SOH/AGL Deduction		211,536
ASSESSED VALUE		112,338
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,616
TOTAL JUST VALUE		323,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E007051	H/AC	385	06/01/2000
2648	N/A	5,300	01/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0421/0766	5/01/1984	WD	Q	V		3,500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W14 BAS=[YR=1993] N15 W29 S15 W19 S34 E22 N8
FOP=[YR=2000] E6 N4 W6 S4 $ N4 E18 N22 E8$ W8 S24 E22 N24 $
.

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	0810	CONCRETE A	0	100	0	0	167.00	SF	6.50	6.50	100	1985	1985	3	44	478	
2	0812	CONCRETE C	0	100	0	0	2,490.00	SF	4.00	4.00	100	1985	1985	3	44	4,382	
3	0752	USP	0	100	28	12	336.00	SF	15.00	15.00	100	1990	1990	3	20	1,008	
4	0810	CONCRETE A	0	100	0	0	18.00	SF	6.50	6.50	100	1990	1990	3	57	67	

LAND DESCRIPTION

TOTAL OB/XF 5,935

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		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 07/30/2025 BY SYS