



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

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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	1,613	100	1993	1,613	164,225
FGR	360	55	2019	198	20,159
FOP	140	30	1993	42	4,276
UST	162	45	1993	73	7,432

TOTALS 2,275 1,926 196,093

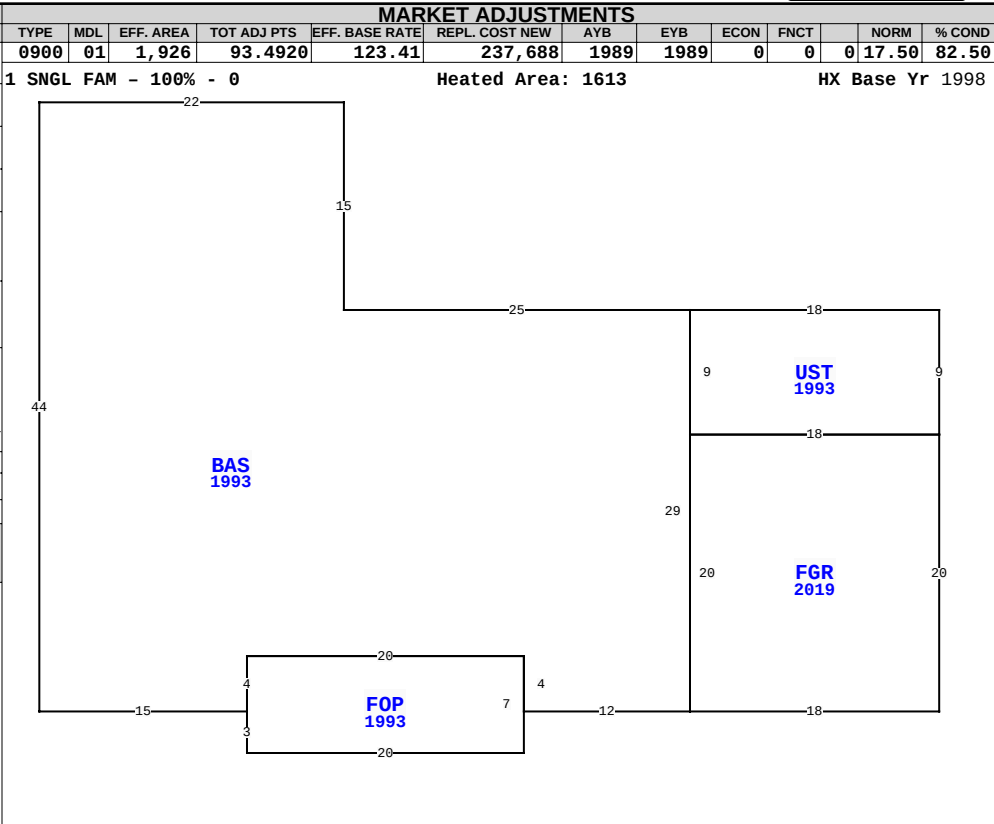
EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	1989	1989	3	54.5	213	
3	0811	CONCRETE B	0	100	0	0	2,040.00	SF	5.20	5.20	100	2025	2021		99	10,502	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.95	125,000.00	118,750.00	118,750							

REVIEW DATE 04/29/2025 BY NWA



96194 BAKER DR, YULEE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 12,955

LAND DESCRIPTION	TOTAL OB/XF
	12,955

Total Acres: 1.00 Total Land Value: 118,750 Market: 0 Agricultural: 0 Common: 118,750

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		205,421
TOTAL MARKET OB/XF VALUE		12,955
TOTAL LAND VALUE - MARKET		118,750
TOTAL MARKET VALUE		337,126
SOH/AGL Deduction		190,869
ASSESSED VALUE		146,257
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,535
TOTAL JUST VALUE		337,126
NCON VALUE		19,830
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,705

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
3122	H/AC	4,200	08/22/1989
3620	NEW CONSTR	2,700	08/08/1989
6120	NEW CONSTR	3,200	08/07/1989
5822	NEW CONSTR	53,979	06/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0571/1143	6/06/1989	WD	Q	V		12,500

GRANTOR: BRITT ROBERT L

GRANTEE: SCOTT WILLIE

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BUILDING NOTES

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BUILDING DIMENSIONS

UST=[YR=1993] W18 BAS=[YR=1993] W25 N15 W22 S44 E15
FOP=[YR=1993] S3 E20 N7 W20 S4\$ N4 E20 S4 E12 FGR=[YR=2019]
E18 N20 W18 S20\$ N29\$ S9 E18 N9\$.

SCOTT WILLIE & FAYE
96194 BAKER DR
YULEE, FL 32097

2025

24-2N-28-4961-0006-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4							
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		25		MOD METAL 100		6500		01		450		57.7500		21.37		9,616		2021		2021		0		0		0		3.00		97.00		VALUATION BY					STANDARD				
Roof Structur		10		STEEL FRME 100		2		GARAGE RES - 100% - 2025								Heated Area: 450										HX Base Yr 1998		Tax Group: 4					Tax Dist:								
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					205,421						
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE					12,955						
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					118,750						
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					337,126						
Heating Type		01		NONE 100																										SOH/AGL Deduction					190,869						
Bedrooms				0 100																										ASSESSED VALUE					146,257						
Bathrooms				0 100																								HX HB		TOTAL EXEMPTION VALUE					50,722						
Frame		05		STEEL 100																										BASE TAXABLE VALUE					95,535						
																														TOTAL JUST VALUE					337,126						
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