PT OF LOT 6 (S-2)
IN OR 2790/474
STE-MAG #1 PB 5/46

RAYSOR GEORGE L & THELMA M L/E/
96224 BAKER DRIVE
YULEE, FL 32097

2025

24-2N-28-4961-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

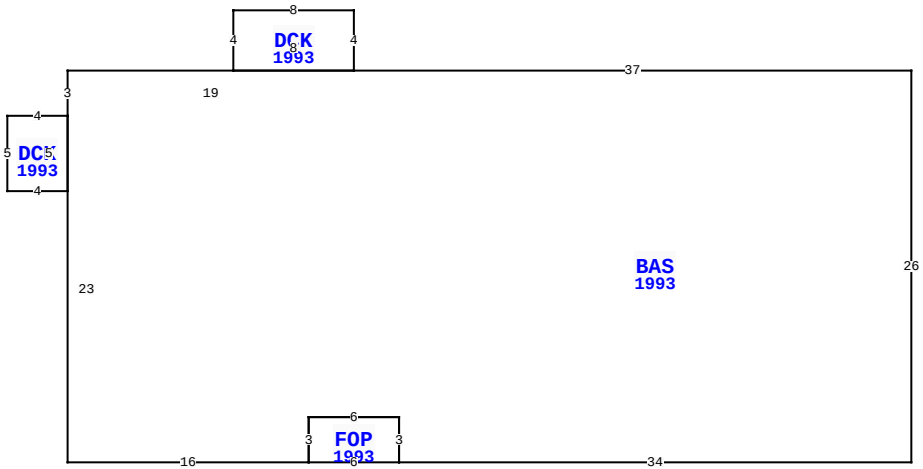
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,438	100	1993	1,438	169,639
DCK	20	10	1993	2	236
DCK	32	10	1993	3	354
FOP	18	30	1993	5	590
TOTALS	1,508			1,448	170,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,448	104.8320	138.38	200,374	1993	1993	0	0	0	14.75	85.25

1 SNGL FAM – 100% - 0 Heated Area: 1438 HX Base Yr 1994



96224 BAKER DR, YULEE

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

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	225.00	SF	6.50	6.50	100	1995	1995	3	68	995	
2	0350	CARPORT WD	0	100	20	20	400.00	SF	13.00	13.00	100	1996	1996	3	20	1,040	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		170,819
TOTAL MARKET OB/XF VALUE		2,035
TOTAL LAND VALUE - MARKET		118,750
TOTAL MARKET VALUE		291,604
SOH/AGL Deduction		187,481
ASSESSED VALUE		104,123
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,401
TOTAL JUST VALUE		291,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B93-0385	NEW CONSTR	55,929	07/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/474	5/27/2025	LE	U	I	11	100
GRANTOR: RAYSOR GEORGE L & THE						
GRANTEE: RAYSOR GEORGE F						
0680/1399	5/13/1993	WD	Q	V		12,500
GRANTOR: BRITT HELEN L						
GRANTEE: RAYSOR GEORGE & T M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 DCK=[YR=1993] N4 W8 S4 E8$ W19 S3 DCK=[YR=1993] W4 S5 E4 N5 $ S23 E16 FOP=[YR=1993] E6 N3 W6 S3$ N3 E6 S3 E34 N26$.

LAND DESCRIPTION

TOTAL OB/XF 2,035

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	0.95	125,000.00	118,750.00	118,750							

REVIEW DATE 11/19/2019 BY KWA Total Acres: 1.00 Total Land Value: 118,750 Market: 0 Agricultural: 0 Common: 118,750 PRINTED 07/30/2025 BY SYS