

LOT 7 (EX S-1 & S-2 & S-3)
IN OR 2209/1186
STE-MAG UNIT 2 PB 5/47

BROWN JOSEPH L JR & LARAE C
96053 BAKER DR
YULEE, FL 32097

2025

24-2N-28-4962-0007-0000



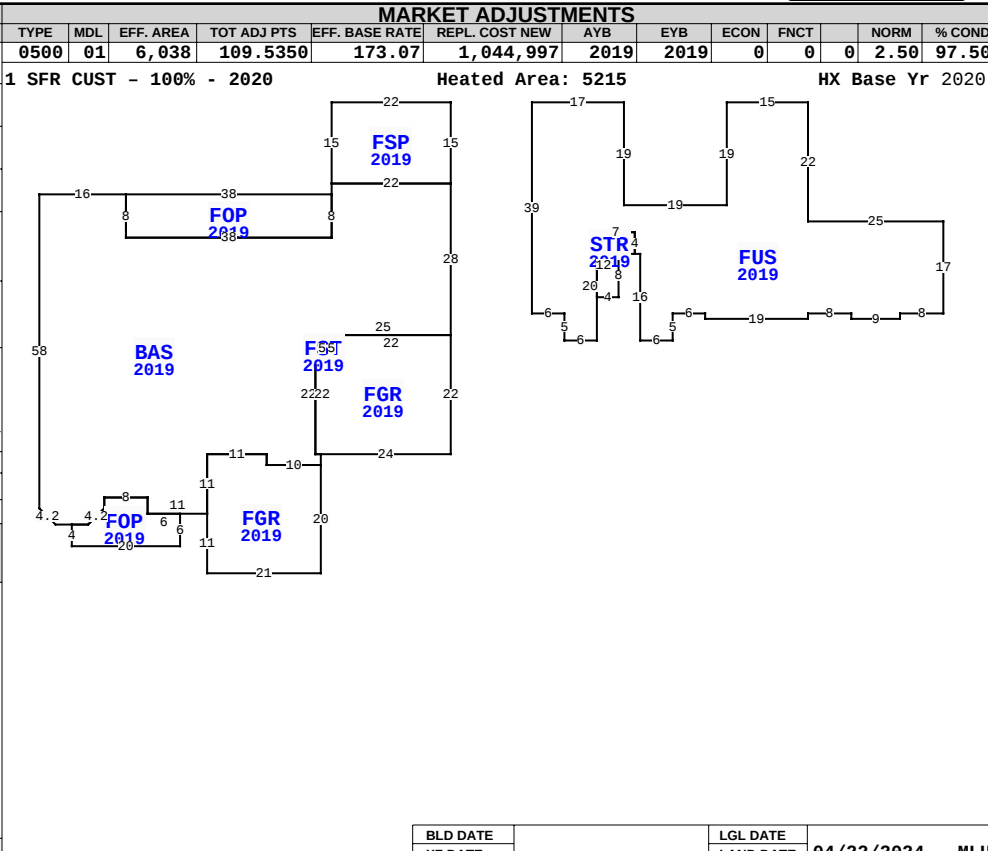
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		7 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	3,190	100	2019	3,190	538,291
FGR	442	55	2019	243	41,005
FGR	550	55	2019	302	50,960
FOP	137	30	2019	41	6,919
FOP	304	30	2019	91	15,355
FSP	330	40	2019	132	22,274
FST	15	55	2019	8	1,350
FUS	2,025	100	2019	2,025	341,705
STR	60	10	2019	6	1,012
TOTALS	7,053			6,038	1,018,872

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0855	CONC PAVER
2	0855	CONC PAVER
3	0500	FP-PRE FAB
4	0600	SUMMER KIT
5	0861	POOL GUNIT
6	0871	POOL HTR R
7	0911	SCRN RM A
8	0855	CONC PAVER
9	0476	VF 6 SBPL
10	0470	VNYL GATE

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



96053 BAKER DR, YULEE	BLD DATE	LGL DATE	04/22/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF			110,164		
L N	USE CODE	CLS	RES	AG	COM
1	000100	C	RES		

NASSAU COUNTY PROPERTY			PAGE 1 of 1			4
VALUATION SUMMARY			STANDARD			
VALUATION BY	Tax Group: 4		Tax Dist:		STANDARD	
BUILDING MARKET VALUE					1,018,872	
TOTAL MARKET OB/XF VALUE					110,164	
TOTAL LAND VALUE - MARKET					125,000	
TOTAL MARKET VALUE					1,254,036	
SOH/AGL Deduction					424,375	
ASSESSED VALUE					829,661	
TOTAL EXEMPTION VALUE	HX HB				50,722	
BASE TAXABLE VALUE					778,939	
TOTAL JUST VALUE					1,254,036	
NCON VALUE					0	
INCOME VALUE						
PREVIOUS YEAR MKT VALUE					1,259,288	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909687	CO ISSUED	0	10/17/2019
B1905923	SCRN ENCLSRE	11,795	07/01/2019
19006330	SWIM POOL	100,000	06/14/2019
B1909687	NEW CONSTR	694,206	02/01/2019

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2209/1186	7/11/2018	QC U V
GRANTOR: COLEMAN LARRY & JACQU		
GRANTEE: BROWN JOSEPH L JR &		
0994/1334	6/28/2001	WD Q V 01
GRANTOR: BAKER JOHN R & VERA L		
GRANTEE: COLEMAN LARRY & JAC		

BUILDING NOTES		
BUILDING DIMENSIONS		
FSP=[YR=2019] W22 S15 BAS=[YR=2019] S2 FOP=[YR=2019] W38 S8 E38 N8\$ S8 S38 N8 W16 S58 D3 R3 E3 FOP=[YR=2019] S4 E20 N6 W6 N3 W8 S2 D3 L3 W3\$ E3 U3 R3 N2 E8 S3 E11 FGR=[YR=2019] S11 E21 N20 W10 N2 W11 S11\$ N11 E11 S2 E10 N2 FGR=[YR=2019] E24 N22 W22 FST=[YR=2019] S5 W3 N5 E3\$ W3 S22 E1\$ W1 N22 E25 N28 W22\$ E22 N15\$ PTR= E15 FUS=[YR=2019] E17 S19 E19 N19 E15 S22 E25 S17 W8 S1 W9 N1 W8 S1 W19 N1 W6 S5 W6 N16 W1 STR=[YR=2019] W3 S8 W4 N12 E7 S4\$ N4 W7 S20 W6 N5 W6 N39\$ W15\$.		