

RAULS EDWARD & GERALDINE
96111 BAKER DRIVE
YULEE, FL 32097

24-2N-28-4962-0009-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall20FACE BRICK 100

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4031.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,64310020032,643296,377

FGR46855200325728,819

FOP283020038897

FSP26440200310611,887

TOTALS3,4033,014337,980

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200320033863,010

20812CONCRETE C0100003,390.00SF4.004.001002003200338211,119

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSEUNIT TYPED TDPH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000100CRES100RSF-10.000.001.00AC1.001.001.001.00125,000.00125,000.00125,000

REVIEW DATE11/19/2019BYKWA

Total Acres: 1.00Total Land Value: 125,000Market: 0Agricultural: 0Common: 125,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900013,014100.8320133.10401,163200320030015.7584.25

1 SNGL FAM - 100% - 2004Heated Area: 2643HX Base Yr 2004

BLD DATE03/03/2023NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/22/2024MLU

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE337,980

TOTAL MARKET OB/XF VALUE14,129

TOTAL LAND VALUE - MARKET125,000

TOTAL MARKET VALUE477,109

SOH/AGL Deduction287,078

ASSESSED VALUE190,031

TOTAL EXEMPTION VALUEHX HB VX55,722

BASE TAXABLE VALUE134,309

TOTAL JUST VALUE477,109

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE446,062

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

0902/059410/06/1999WDQV16,500

GRANTOR: BAKER DAVID A

GRANTEE: RAULS EDWARD & GERA

0422/02995/01/1984WDQV3,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W18 FSP=[YR=2003] W33 S8 E33 N8\$ S8 W46 S49 E13 N9 E10 FOP=[YR=2003] S4 E7 N4 W7\$ E7 S4 E12 FGR=[YR=2003] S7 E22 N21 W7 N1 W6 S1 W9 S14\$ N14 E9 N1 E6 S1 E7 N38 \$.