LOT 10
IN OR 422 PG 137
R224286 & R224287

BROWN THEODORE D & YVONNE E
96133 BAKER DR
YULEE, FL 32097

2025

24-2N-28-4962-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

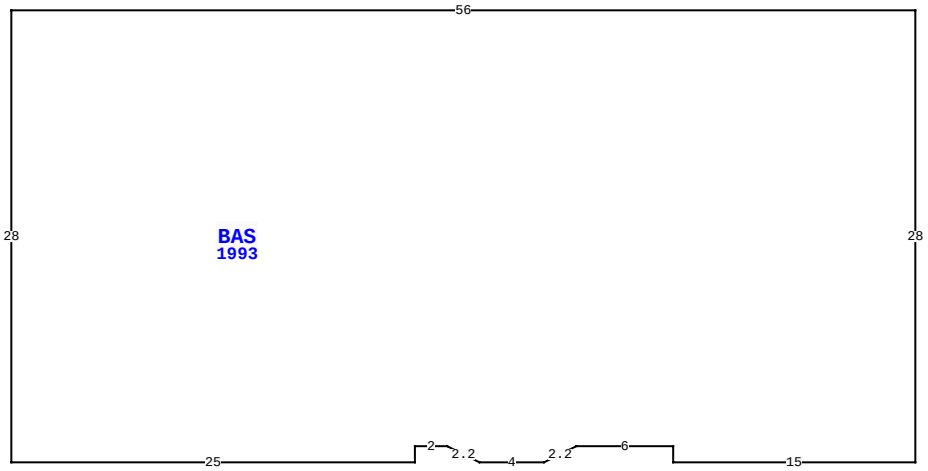
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,558	100	1993	1,558	42,926
TOTALS	1,558			1,558	42,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,558	114.8000	91.84	143,087	1985	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1558 HX Base Yr 1986



96133 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		42,926
TOTAL MARKET OB/XF VALUE		5,106
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		173,032
SOH/AGL Deduction		122,464
ASSESSED VALUE		50,568
TOTAL EXEMPTION VALUE	HX HB	25,568
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		173,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002823	REPAIR/RRF	4,000	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0422/0137	5/01/1984	WD	Q	V		3,500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S28 E25 N1 E2 D1 R2 E4 U1 R2 E6 S1 E15 N28$.

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	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	1994	1994	3	20	64	
2	0811	CONCRETE B	0	100	0	0	1,720.00	SF	4.16	4.16	100	1994	1994	3	66	4,722	
3	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	1999	1999	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 5,106

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 05/18/2022 BY KWA Total Acres: 1.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS