LOT 11 (EX S-1 & S-2)
IN OR 1926/497
STE-MAG UNIT 2 PB 5/47

WHITE ERNEST L & JACQUELYN Y
PO BOX 162
YULEE, FL 32041-0162

2025

24-2N-28-4962-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

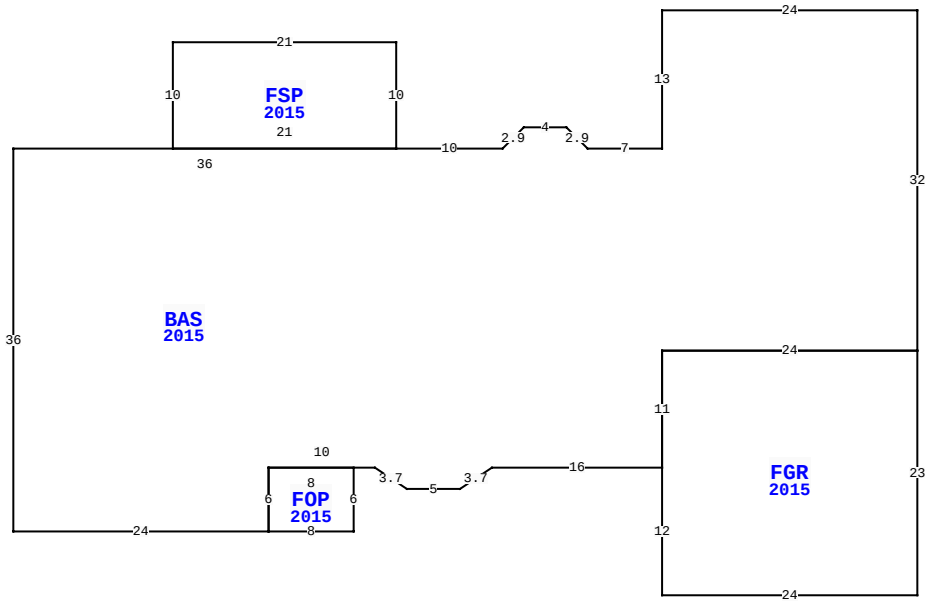
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,770	100	2015	2,770	345,377
FGR	552	55	2015	304	37,904
FOP	48	30	2015	14	1,746
FSP	210	40	2015	84	10,474
TOTALS	3,580			3,172	395,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,172	101.2920	133.71	424,128	2015	2015	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2016 Heated Area: 2770 HX Base Yr 2016



96165 BAKER DR, YULEE

BLD DATE	03/03/2023 NW	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		395,499
TOTAL MARKET OB/XF VALUE		14,617
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		535,116
SOH/AGL Deduction		299,099
ASSESSED VALUE		236,017
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,295
TOTAL JUST VALUE		535,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		498,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530310	CO ISSUED	0	11/30/2015
B1530310	NEW CONSTR	325,908	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1926/0497	7/03/2014	WD	U	V	11	100
GRANTOR: THOMPSON GEORGE E						
GRANTEE: WHITE ERNEST L & JA						
1925/1168	7/03/2014	WD	U	V	30	20,500
GRANTOR: THOMPSON GEORGE E						
GRANTEE: WHITE ERNEST L & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 S13 W7 U2 L2 W4 D2 L2 W10 FSP=[YR=2015] N10 W21 S10 E21$ W36 S36 E24 FOP=[YR=2015] E8 N6 W8 S6$ N6 E10 D2 R3 E5 U2 R3 E16 FGR=[YR=2015] S12 E24 N23 W24 S11$ N11 E24 N32$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	
2	0812	CONCRETE C	0	100	0	0	2,917.00	SF	4.00	4.00	100	2015	2015	3	95	11,085	
3	0810	CONCRETE A	0	100	0	0	261.00	SF	6.50	6.50	100	2015	2015	3	95	1,612	

LAND DESCRIPTION

TOTAL OB/XF 14,617

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 11/19/2019 BY KWA Total Acres: 1.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS