PT OF LOT 11
IN OR 489 PG 323
STE-MAG UNIT 2 PB 5/47

MITCHELL STEVEN L & VELMA D
PO BOX 15885
FERNANDINA BEACH, FL 32035

2025

24-2N-28-4962-0011-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

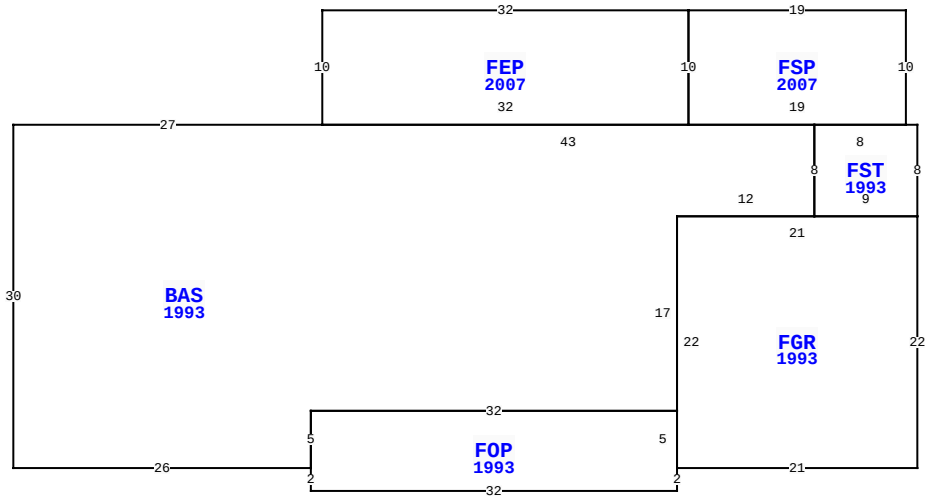
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	1993	1,676	185,402
FEP	320	80	2007	256	28,319
FGR	462	55	1993	254	28,098
FOP	224	30	1993	67	7,411
FSP	190	40	2007	76	8,407
FST	72	55	1993	40	4,425
TOTALS	2,944			2,369	262,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,369	108.4860	143.20	339,241	1987	1997	0	0	0	22.75	77.25

1 SNGL FAM – 100% - 0 Heated Area: 1676 HX Base Yr 1988



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE 04/22/2024 MLU
INC DATE			AG DATE

96197 BAKER DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,064
TOTAL MARKET OB/XF VALUE		8,146
TOTAL LAND VALUE - MARKET		118,750
TOTAL MARKET VALUE		388,960
SOH/AGL Deduction		230,195
ASSESSED VALUE		158,765
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,043
TOTAL JUST VALUE		388,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0489/0323	5/01/1986	WD	U	V		7,500

GRANTOR:
GRANTEE:

BUILDING NOTES

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	62	3	186.00	SF	6.50	6.50	100	1986	1986	3	47	568	
2	0810	CONCRETE A	0	100	0	0	815.00	SF	6.50	6.50	100	1986	1986	3	47	2,490	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	58	1,160	
4	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1986	1986	3	20	40	
5	0940	SHEDS/PORT	0	100	12	19	228.00	SF	30.00	30.00	100	1986	1986	3	20	1,368	
6	0510	GARAGE WD-	0	100	20	20	400.00	SF	17.50	17.50	100	2005	2005	3	36	2,520	

BUILDING DIMENSIONS

FST=[YR=1993] W1 FSP=[YR=2007] N10 W19 FEP=[YR=2007] W32 S10
BAS=[YR=1993] W27 S30 E26 FOP=[YR=1993] S2 E32 N2
FGR=[YR=1993] E21 N22 W21 S22$ N5 W32 S5$ N5 E32 N17 E12 N8
W43$ E32 N10$ S10 E19$ W8 S8 E9 N8$.

LAND DESCRIPTION

TOTAL OB/XF 8,146

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