PT OF LOTS 22 & 23 (S-4 & S-5)
IN OR 2469/1470
YULEE FARMS SUB 1 PB 2/37

BAKER CHRISTOPHER & TIFFANY ANN
85050 MYRTICE RD
YULEE, FL 32097

2025

42-2N-27-4500-0022-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

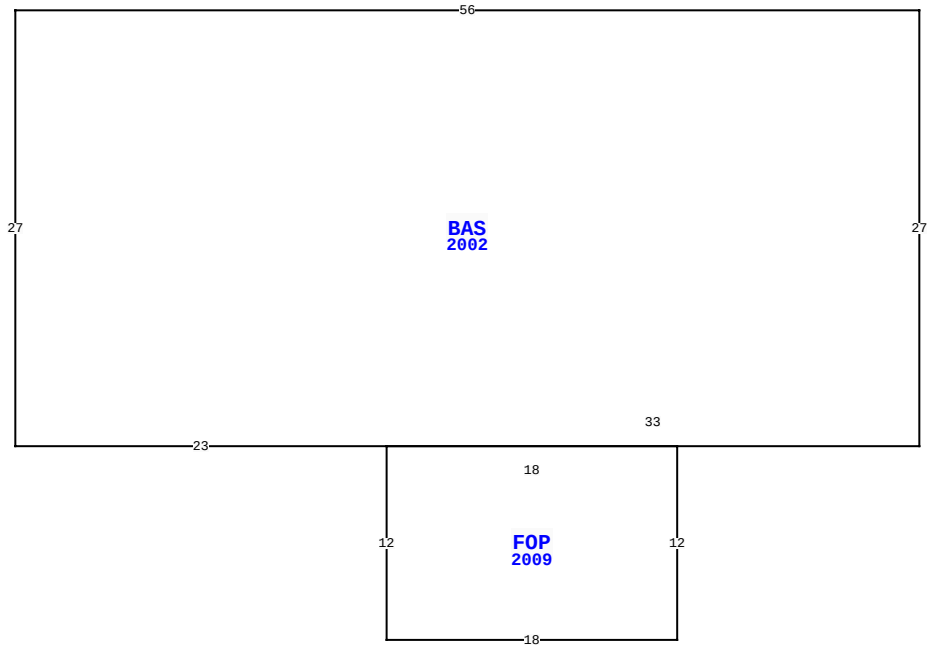
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2002	1,512	86,612
FOP	216	30	2009	65	3,723
TOTALS	1,728			1,577	90,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,577	140.4000	119.34	188,199	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2022 Heated Area: 1512 HX Base Yr 2022



85050 MYRTICE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	05/15/2024 DC

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		90,336
TOTAL MARKET OB/XF VALUE		11,981
TOTAL LAND VALUE - MARKET		631,975
TOTAL MARKET VALUE		322,322
SOH/AGL Deduction		208,292
ASSESSED VALUE		114,030
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,308
TOTAL JUST VALUE		734,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		677,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R12239	REPAIR/RRF	257	01/01/2010
MH023829	MH MOVE-ON	0	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2469/1470	5/31/2021	SW	U	I	11	100
GRANTOR: 85050 MYRTICE ROAD LA						
GRANTEE: BAKER CHRISTOPHER &						
2439/0062	2/19/2021	SW	U	I	37	265,000
GRANTOR: 85050 MYRTICE ROAD LA						
GRANTEE: BAKER CHRISTOPHER &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W56 S27 E23 FOP=[YR=2009] S12 E18 N12 W18$
E33 N27 $.

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
2	0510	GARAGE WD-	0	100	24	12	288.00	SF	28.00	28.00	100	1984	1984	3	20	1,613	
3	0510	GARAGE WD-	0	100	40	18	756.00	SF	35.00	35.00	100	1987	1987	3	20	5,292	
4	0681	POLE SHED	0	100	28	26	728.00	SF	11.25	11.25	100	1988	1988	3	20	1,638	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
7	0810	CONCRETE A	0	100	18	8	144.00	SF	6.50	6.50	100	1987	1987	3	49.5	463	

LAND DESCRIPTION

TOTAL OB/XF 11,981

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	2.56	AC		1.00	1.00	1.00	85,000.00	85,000.00	217,600							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	370.00	370.00	2,405							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.50	AC		1.00	1.00	0.75	85,000.00	63,750.00	414,375							

REVIEW DATE 04/01/2020 BY NWA Total Acres: 9.06 Total Land Value: 220,005 Market: 414,375 Agricultural: 2,405 Common: 217,600 PRINTED 07/30/2025 BY SYS