

IN OR 2670/1004
(EX 16-7)

BALDUS BRIAN R & KIMBERLY ANN LAWRENCE
97432 PIRATES POINT ROAD
YULEE, FL 32097

2025

43-3N-28-0000-0016-0010



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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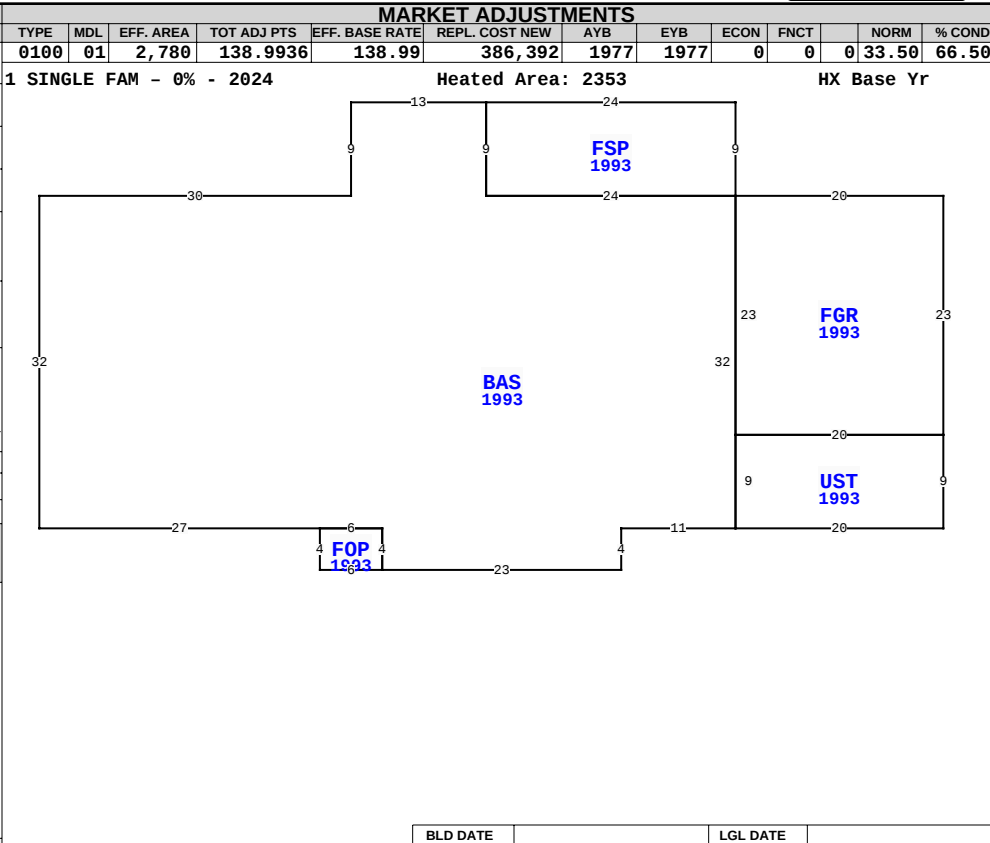
NEIGHBORHOOD/LOC	4031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,353	100	1993	2,353	217,484
FGR	460	55	1993	253	23,384
FOP	24	30	1993	7	647
FSP	216	40	1993	86	7,949
UST	180	45	1993	81	7,487
TOTALS	3,233			2,780	256,951

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0	0	0	599.00	SF	6.50	6.50	100	1985	1985	3	44	1,713	
2	0811	CONCRETE B	0	0	0	0	2,246.00	SF	5.20	5.20	100	1990	1990	3	57	6,657	
3	0351	CARPORT MT	0	0	30	22	660.00	SF	10.00	10.00	100	2005	2005	3	22	1,452	
4	0351	CARPORT MT	0	0	24	14	336.00	SF	10.00	10.00	100	2017	2017	3	74	2,486	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



97025 MITCHELL RD, YULEE

TOTAL OB/XF										
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
599.00	SF	6.50	6.50	100	1985	1985	3	44	1,713	
2,246.00	SF	5.20	5.20	100	1990	1990	3	57	6,657	
660.00	SF	10.00	10.00	100	2005	2005	3	22	1,452	
336.00	SF	10.00	10.00	100	2017	2017	3	74	2,486	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		256,951	
TOTAL MARKET OB/XF VALUE		12,308	
TOTAL LAND VALUE - MARKET		93,500	
TOTAL MARKET VALUE		362,759	
SOH/AGL Deduction		0	
ASSESSED VALUE		362,759	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		362,759	
TOTAL JUST VALUE		362,759	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		346,922	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V0000089	REMODEL	5,600	06/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2670/1004	9/29/2023	WD	Q	I	01	450,000
GRANTOR: FRANKLIN JOHN S & JOY						
GRANTEE: BALDUS BRIAN R & KI						
0821/1471	2/04/1998	WD	Q	I		111,500
GRANTOR: DAY S ANDREW						
GRANTEE: FRANKLIN JOHN S & J						

BUILDING NOTES		
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BUILDING DIMENSIONS		
FGR=[YR=1993] W20 FSP=[YR=1993] N9 W24 BAS=[YR=1993] W13 S9 W30 S32 E27 FOP=[YR=1993] S4 E6 N4 W6\$ E6 S4 E23 N4 E11 UST=[YR=1993] E20 N9 W20 S9 \$ N32 W24 N9\$ S9 E24\$ S23 E20 N23 \$.		