

MELTON JOSEPH JR & GEORGE ANN L/E/
96081 BARON DRIVE
YULEE, FL 32097

24-2N-28-0000-0017-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall		20	FACE BRICK 100		0100	01	840	117.8100	123.70	103,908	1971	1991	0	0	0	24.70	75.30	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 0% - 0 Heated Area: 840 HX Base Yr													Tax Group: 4		Tax Dist:									
Roof Cover		03	COMP SHNGL 100		BAS 1993													BUILDING MARKET VALUE		109,435									
Interior Wall		04	PLYWOOD 100															TOTAL MARKET OB/XF VALUE		2,616									
Interior Floo		14	CARPET 100															TOTAL LAND VALUE - MARKET		82,800									
Air Condition		02	WINDOW 100															TOTAL MARKET VALUE		194,851									
Heating Type		02	CONVECTION 100															SOH/AGL Deduction		73,590									
Bedrooms		2	100															ASSESSED VALUE		121,261									
Bathrooms		1	100															TOTAL EXEMPTION VALUE		HX HB		27,214							
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE		94,047									
Stories		1.	1. 100															TOTAL JUST VALUE		194,851									
Units		0	100															NCON VALUE		0									
Occupancy		00	NONE 100		INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE		185,037																						
Quality		04	Quality Level 04																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		04																								
NEIGHBORHOOD/LOC		4025.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	840	100	1993	840	78,243																								
TOTALS					840			840	78,243	BLD DATE				LGL DATE		04/21/2026		MLU											
EXTRA FEATURES					96081 BARON DR, YULEE					XF DATE				LAND DATE															
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	0940	SHEDS/POR	0 100	10	10	100.00	SF	30.00	30.00	100	1990	1990	3	20	600														
2	0510	GARAGE WD-	0 100	12	24	288.00	SF	35.00	35.00	100	1990	1990	3	20	2,016														
LAND DESCRIPTION																TOTAL OB/XF 2,616													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RM	0.00	0.00	0.92	AC		1.00	1.00	1.00	90,000.00	90,000.00	82,800												
REVIEW DATE	01/01/2023		BY	CD	Total Acres: 0.92		Total Land Value: 82,800		Market: 0		Agricultural: 0		Common: 82,800		PRINTED 07/09/2026 BY SYS														

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