



BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	20 FACE BRICK 80			
Exterior Wall	25 MOD METAL 20			
Roof Structure	10 STEEL FRME 100			
Roof Cover	12 MODULAR MT 100			
Interior Wall	01 MINIMUM 100			
Interior Floor	03 CONC FINSH 100			
Ceiling	04 NONE 100			
Air Condition	01 NONE 100			
Heating Type	01 NONE 100			
Fixtures	0 100			
Frame	05 STEEL 100			
Story Height	16 100			
RMS	0 100			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,000	100	6,000	134,315
DCK	540	10	54	1,209
UUS	600	50	300	6,716
TOTALS	7,140		6,354	142,240

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2803	04	6,354	72.2190	32.68	207,649	1992	1992	0	0	31.50	68.50		
1 AIR HANGAR - 0% - 0													
Heated Area: 6000 HX Base Yr													

NASSAU COUNTY PROPERTY			PAGE 1 of 2	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				938,386
TOTAL MARKET OB/XF VALUE				19,165
TOTAL LAND VALUE - MARKET				111,200
TOTAL MARKET VALUE				1,068,751
SOH/AGL Deduction				208,712
ASSESSED VALUE				860,039
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				860,039
TOTAL JUST VALUE				1,068,751
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				827,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C07019	CO ISSUED	0	05/18/2009
B07019	NEW CONSTR	287,100	04/03/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/0541	11/16/2007	WD	U	I	01	100
GRANTOR: REGISTER WILLIAM KEIT						
GRANTEE: REGISTER WILLIAM K						
0745/1461	12/05/1995	WD	Q	V		15,000
GRANTOR: NASSAU BAPTIST TEMPLE						
GRANTEE: REGISTER WM KEITH &						

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	6001	ROLLUP DR	0	0	0	1.00	UT	400.00	400.00	100	1992	1992	3	20	80	
2	0812	CONCRETE C	0	0	0	4,947.00	SF	4.00	4.00	100	2000	2000	3	80	15,830	
3	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	
TOTALS																

96175 CESSNA DR, YULEE

BLD DATE	07/09/2015	KK	LGL DATE	
XF DATE			LAND DATE	06/20/2023
INC DATE			AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] E100 N60 W100 S60 \$ PTR= N60 W60 UUS=[YR=2006] E30 DCK=[YR=2006] E8 S30 W38 N10 E30 N20\$ S20 W30 N20\$ E60 S60 \$.	

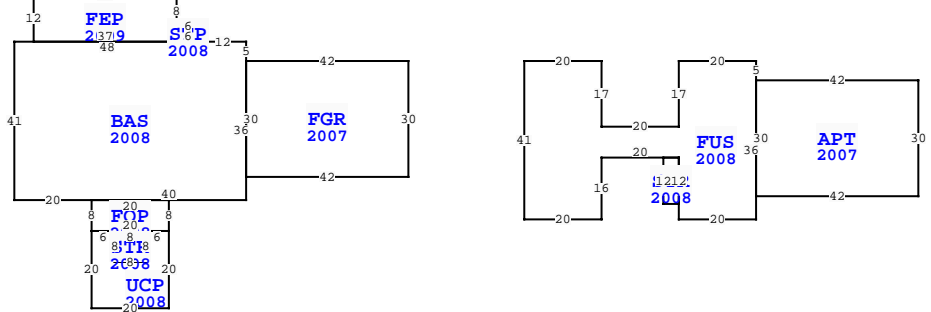
LAND DESCRIPTION										TOTAL OB/XF										19,165				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		OR	0.00	0.00	1.39	AC		1.00	1.00	1.00	80,000.00	80,000.00	111,200							

2023



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	6,696	110.3900	131.09	877,779	2007	2008		0	0	9.30 90.70
3 SNGL FAM - 0% - 0		Heated Area: 5520					HX Base Yr				



NASSAU COUNTY PROPERTY			PAGE 2 of 2	4
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TOTAL LAND VALUE - MARKET			111,200	
TOTAL MARKET VALUE			1,068,751	
SOH/AGL Deduction			208,712	
ASSESSED VALUE			860,039	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			860,039	
TOTAL JUST VALUE			1,068,751	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			827,408	

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	SUBAREA MARKET VALUE
APT	1,260	100	149,812
BAS	2,460	100	292,490
FEP	444	80	42,209
FGR	1,260	55	82,396
FOP	160	30	5,707
FUS	1,800	100	214,018
STP	24	10	238
STR	48	10	594
STR	64	10	714
UCP	336	20	7,966
TOTALS	7,856		796,146

96175 CESSNA DR, YULEE

BLD DATE	07/09/2015	KK	LGL DATE	
XF DATE			LAND DATE	06/20/2023
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SALES DATA						
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0745/1461	12/05/1995	WD	Q	V		15,000
GRANTOR: NASSAU BAPTIST TEMPLE						
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EXTRA FEATURES																
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

BUILDING NOTES	

BUILDING DIMENSIONS
 FGR=[YR=2007] W42 BAS=[YR=2008] N5 W12 STP=[YR=2008] N4 W6
 FEP=[YR=2009] N8 W37 S12 E37 N4 \$ S4 E6 \$ W48 S41 E20
 FOP=[YR=2008] S8 UCP=[YR=2008] S20 E20 N20 W6 STR=[YR=2008]
 W8 S8 E8 N8 \$ S8 W8 N8 W6 \$ E20 N8 W20 \$ E40 N36 \$ S30 E42 N30
 \$ PTR= E30 FUS=[YR=2008] E20 S17 E20 N17 E20 S5
 APT=[YR=2007] E42 S30 W42 N30 \$ S36 W20 N4 STR=[YR=2008] W4
 N12 E4 S12 \$ N12 W20 S16 W20 N41 \$ W30 \$.

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		