

PT OF N1/2
IN OR 1990/418
ESMT PT OR 1125/18

DECANIO WJ & VIVIAN FAMILY TRUST
96697 CESSNA DR
YULEE, FL 32097

2023

25-2N-28-0000-0002-0380



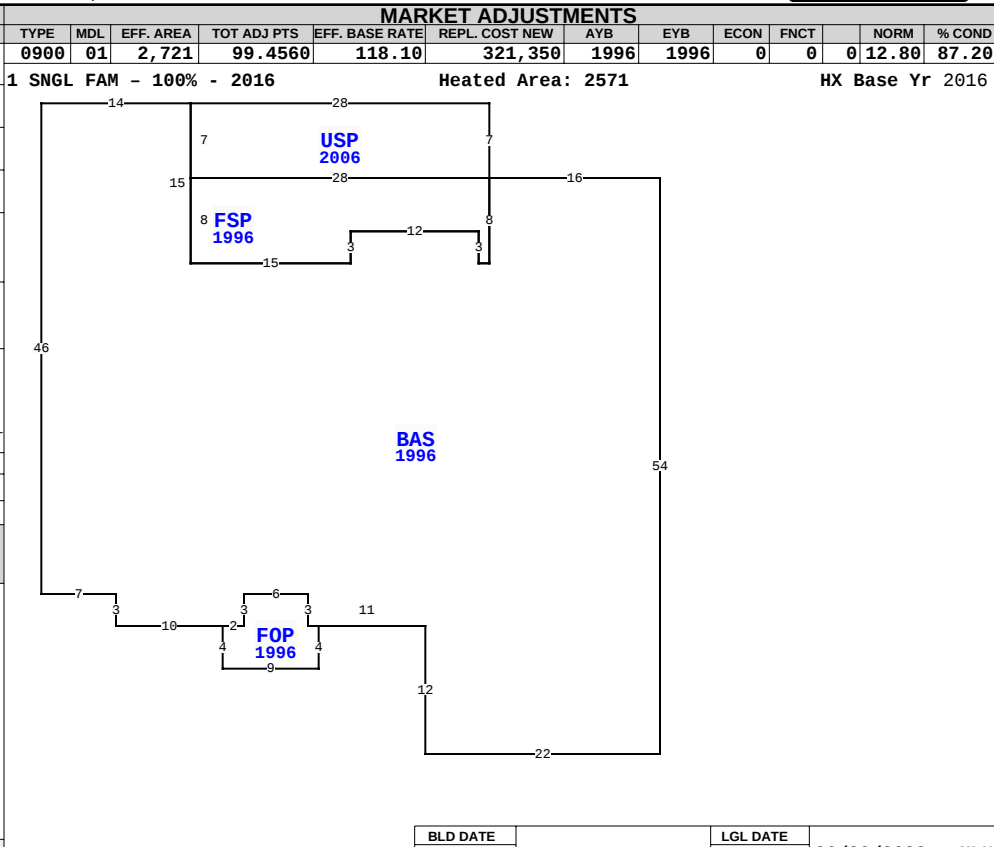
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
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	2,571	100	2,571	264,770
FOP	54	30	16	1,648
FSP	188	40	75	7,724
USP	196	30	59	6,076
TOTALS	3,009		2,721	280,217

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996
2	0812	CONCRETE C	0 100	0	0	2,020.00	SF	4.00	4.00	100	1996
3	0812	CONCRETE C	0 100	0	0	2,052.00	SF	4.00	4.00	100	1997

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.08	AC	1.00



96697 CESSNA DR, YULEE	BLD DATE		LGL DATE	06/20/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF											
											14,854

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		380, 839	
TOTAL MARKET OB/XF VALUE		14, 854	
TOTAL LAND VALUE - MARKET		166, 400	
TOTAL MARKET VALUE		562, 093	
SOH/AGL Deduction		313, 145	
ASSESSED VALUE		248, 948	
TOTAL EXEMPTION VALUE		HX HB	50, 000
BASE TAXABLE VALUE		198, 948	
TOTAL JUST VALUE		562, 093	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		431, 451	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00108837	XFOB	1,888	09/01/2001
973790	CHNGE SRVC	0	06/01/1997
973758	NEW CONSTR	68,000	03/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1990/0418	7/10/2015	QC	U	I	11		100
GRANTOR:DECANIO WILFRED & VIV							
GRANTEE:WJ & VIVIAN DECANIO							
1978/0055	4/22/2015	QC	U	I	11		100
GRANTOR:US BANK (JPALT)2006-A							
GRANTEE:NATIONSTAR MORTGAGE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W16 USP=[YR=2006] N7 W28 S7 E28\$ FSP=[YR=1996] W28 S8 E15 N3 E12 S3 E1 N8\$ S8 W1 N3 W12 S3 W15 N15 W14 S46 E7 S3 E10 FOP=[YR=1996] S4 E9 N4 W1 N3 W6 S3 W2\$ E2 N3 E6 S3 E11 S12 E22 N54\$.											

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4																																								
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		25		MOD METAL 100													2803	06	4,000	80.8704	36.59	146,360	1997	1997	0	0	0	31.25	68.75	VALUATION BY					STANDARD																																							
Roof Structur		10		STEEL FRME 100													2 AIR HANGAR - 100% - 2016																Heated Area: 4000																HX Base Yr 2016																Tax Group: 4					Tax Dist:				
Roof Cover		12		MODULAR MT 100													50 80 80 50 BAS 1997																BUILDING MARKET VALUE																380,839																									
Interior Wall		07		NONE 100																													TOTAL MARKET OB/XF VALUE																14,854																									
Interior Floo		03		CONC FINSH 100																													TOTAL LAND VALUE - MARKET																166,400																									
Ceiling		04		NONE 100																													TOTAL MARKET VALUE																562,093																									
Air Condition		01		NONE 100																													SOH/AGL Deduction																313,145																									
Heating Type		01		NONE 100																													ASSESSED VALUE																248,948																									
Plumbing				0 100																													TOTAL EXEMPTION VALUE																HX HB 50,000																									
Frame		05		STEEL 100																													BASE TAXABLE VALUE																198,948																									
Story Height				12 100																													TOTAL JUST VALUE																562,093																									
RMS				2 100																													NCON VALUE																0																									
Stories		1.		1. 100													INCOME VALUE																																																									
Class		00		. 100													PREVIOUS YEAR MKT VALUE																431,451																																									
Units		00		0 100																																																																						
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AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																																																		
BAS		4,000		100		4,000		100,623																																																																		
TOTALS		4,000				4,000		100,622																																																																		
EXTRA FEATURES										96697 CESSNA DR, YULEE										BLD DATE				LGL DATE		06/20/2023		MLU																																														
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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																																																										
													</																																																													