

BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	25 MOD METAL 100			
Roof Structur	10 STEEL FRME 100			
Roof Cover	12 MODULAR MT 100			
Interior Wall	07 NONE 100			
Interior Floo	03 CONC FINSH 100			
Ceiling	04 NONE 100			
Air Condition	01 NONE 100			
Heating Type	01 NONE 100			
Plumbing	0 100			
Frame	05 STEEL 100			
Story Height	20 100			
RMS	1 100			
Stories	1. 1. 100			
Class	00 . 100			
Units	0 100			
Occupancy	00 NONE 100			
Quality	03 Quality Level 03			
DOR CODE	4800 WAREHOUSE-STORAGE			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4031.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	442	185	818	23,412
APT	493	250	1,232	35,261
APT	877	250	2,192	62,738
BAL	112	15	17	487
BAS	9,065	100	9,065	259,450
STR	77	10	8	229
TOTALS	11,066		13,332	381,577

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2803	06	13,332	88.7841	40.17	535,546	1999	1999	0	0	28.75	71.25

1 AIR HANGAR - 0% - 0 Heated Area: 10877 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		381,577	
TOTAL MARKET OB/XF VALUE		10,576	
TOTAL LAND VALUE - MARKET		140,800	
TOTAL MARKET VALUE		532,953	
SOH/AGL Deduction		157,223	
ASSESSED VALUE		375,730	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		375,730	
TOTAL JUST VALUE		532,953	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		393,808	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0277	10/31/2005	QC	U	I	01	100
GRANTOR: HANCOCK SUSAN E						
GRANTEE: HANCOCK STEPHEN E						
1125/0038	3/27/2003	WD	U	I		340,000
GRANTOR: MONTGOMERY LARRY W JR						
GRANTEE: HANCOCK STEPHEN E &						

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
1	0812	CONCRETE C	0	0	0	3,115.00	SF	4.00	4.00	100	2002	2002	3	83	10,342	
2	0978	SECURTY LT	0	0	0	1.00	UT	450.00	450.00	100	1999	1999	3	52	234	

BLD DATE		07/01/2021	KK	LGL DATE		06/20/2023	MLU
XF DATE		07/01/2021	KK	LAND DATE			
INC DATE				AG DATE			

96541 CESSNA DR, YULEE

BUILDING NOTES											

BUILDING DIMENSIONS											
AOF=[YR=2006] W26 APT=[YR=2006] W29 BAS=[YR=1999] W45 S100 E100 N83 W55 N17\$ S17 E29 N17\$ S17 E26 N17\$ PTR=E20 APT=[YR=2006] E55 S14 W7 STR=[YR=2006] S7 W10 N8 E7 S1 E3\$ W3 N1 W7 S4 W10 BAL=[YR=2006] S4 W28 N4 E28\$ W28 N17\$ W20\$.											

LAND DESCRIPTION												TOTAL OB/XF												10,576				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	004800	C	WAREHOUSE	0			0.00	0.00	1.76	AC		1.00	1.00	1.00	80,000.00	80,000.00	140,800											