

PT OF N1/2
IN OR 1673/1700
FPL ESMT IN OR 892/1208

WALSH JOHN L & MARGUERITE A
96585 CESSNA DR
YULEE, FL 32097

2023

25-2N-28-0000-0002-0570



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

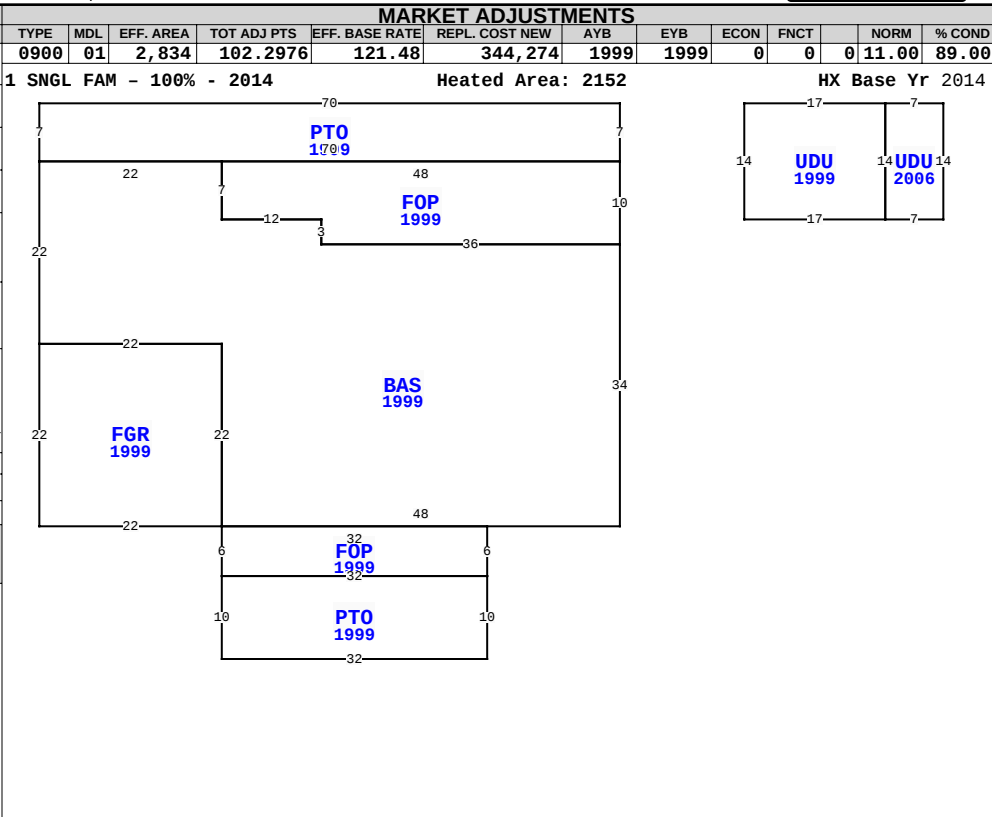
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,152	100	2,152	232,668
FGR	484	55	266	28,759
FOP	192	30	58	6,271
FOP	444	30	133	14,380
PTO	320	5	16	1,730
PTO	490	5	24	2,595
UDU	238	55	131	14,163
UDU	98	55	54	5,838

TOTALS	4,418		2,834	306,404
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0 100	0	0	7,717.00	SF	4.00	4.00	
3	0812	CONCRETE C	0 100	0	0	1,154.00	SF	4.00	4.00	
5	0351	CARPORT MT	0 100	30	20	600.00	SF	4.50	4.50	
6	0479	VF PICKET	0 100	0	0	96.00	LF	10.00	10.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.19	AC



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023
INC DATE		AG DATE	MLU

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	0 100	0	0	7,717.00	SF	4.00	4.00	100	1999	1999	3	79	24,386	
3	0812	CONCRETE C	0 100	0	0	1,154.00	SF	4.00	4.00	100	2002	2002	3	83	3,831	
5	0351	CARPORT MT	0 100	30	20	600.00	SF	4.50	4.50	100	2003	2003	3	22	594	
6	0479	VF PICKET	0 100	0	0	96.00	LF	10.00	10.00	100	2008	2008	3	76	730	

TOTAL OB/XF											29,541					
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
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.19	AC		1.00	1.00	1.00	80,000.00	80,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			393,957
BUILDING MARKET VALUE		Tax Dist:			29,541
TOTAL MARKET OB/XF VALUE					95,200
TOTAL LAND VALUE - MARKET					518,698
TOTAL MARKET VALUE					218,231
SOH/AGL Deduction					300,467
ASSESSED VALUE					50,000
TOTAL EXEMPTION VALUE		HX HB			250,467
BASE TAXABLE VALUE					518,698
TOTAL JUST VALUE					0
NCON VALUE					
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					424,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996254	NEW CONSTR	106,271	04/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1673/1700	4/22/2010	WD	U	I	38
					240,000
GRANTOR: SPENCER FRANKLIN & PA					
GRANTEE: WALSH JOHN L & MARG					
0876/1478	3/31/1999	WD	U	V	07
					100
GRANTOR: MONTGOMERY LARRY W JR					
GRANTEE: SPENCER FRANKLIN JA					

BUILDING NOTES																
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BUILDING DIMENSIONS																
PTO=[YR=1999] W70 S7 BAS=[YR=1999] S22 FGR=[YR=1999] S22 E22 FOP=[YR=1999] S6 PTO=[YR=1999] S10 E32N10 W32\$ E32 N6 W32\$ N22 W22\$ E22 S22 E48 N34 FOP=[YR=1999] N10 W48 S7 E12 S3 E36\$ W36 N3 W12 N7 W22\$ E70 N7\$ PTR=E15 UDU=[YR=1999] E17 UDU=[YR=2006] E7 S14 W7 N14 \$ S14 W17 N14 \$ W15 \$.																

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