

PT N1/2 & PT SE1/4 PAR 2-79
IN OR 1480/1621 & OR 1882/883
(EX PAR'S 2-80 2-98 & 2-99)

GREAT PARK CORP/MORSE WILLIAM DAVID ET AL
96541 CESSNA WAY
YULEE, FL 32097

2023

25-2N-28-0000-0002-0790



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		25	MOD METAL 100	
Roof Structur		10	STEEL FRME 100	
Roof Cover		01	MINIMUM 100	
Interior Wall		01	MINIMUM 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		02	WOOD FRAME 100	
Story Height			13 100	
RMS			3 100	
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
BAS	6,080	100	6,080	77,338
TOTALS	6,080		6,080	77,338

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2803	06	6,080	70.2758	31.80	193,344	1945	1945	0	0	10	50.00	40.00
4 AIR HANGAR - 0% - 0												
Heated Area: 6080												
HX Base Yr												
BAS 1993												
96168 CESSNA DR, YULEE												
BLD DATE		07/20/2020		KK		LGL DATE		07/20/2020				
XF DATE		07/20/2020		KK		LAND DATE		KK				
INC DATE												

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
1	0812	CONCRETE C	0	0	129	60			187,740.00	SF	4.00		3	20
2	0803	ASPHALT C	0	0	0	0			9,877.00	SF	2.00		3	50
3	0819	CONC 12"	0	0	34	6			204.00	SF	9.50		3	22
4	1122	CB 6"	0	0	128	0			256.00	SF	5.85		3	35
5	0092	AUTO GATE	0	0	0	0			2.00	UT	3,500.00		3	20
6	0462	ST/AL FNC	0	0	22	5			110.00	SF	10.00		3	29
7	0940	SHEDS/PORT	0	0	12	12			144.00	SF	30.00		3	20
8	0680	POLE SHED	0	0	24	24			576.00	SF	10.00		3	20
9	0424	CL FNC 6'	0	0	0	0			443.00	LF	20.00		3	20
10	0426	CL FNC 12'	0	0	0	0			38.00	LF	15.60		3	20

LAND DESCRIPTION										TOTAL OB/XF					166,645									
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	004800	C	WAREHOUSE	0	0006	OR	0.00	0.00	9.73	AC		1.00	1.00	1.00	80,000.00	80,000.00	778,400							
2	002000	C	AIRPORT	0					3.90	AC		1.00	1.00	1.00	80,000.00	80,000.00	312,000							

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		180,136	
TOTAL MARKET OB/XF VALUE		202,670	
TOTAL LAND VALUE - MARKET		1,090,400	
TOTAL MARKET VALUE		1,473,206	
SOH/AGL Deduction		809,883	
ASSESSED VALUE		663,323	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		663,323	
TOTAL JUST VALUE		1,473,206	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		319,385	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22581	ELEC OTHER	0	04/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1882/0883	7/10/2013	QC U	I	I	11	100
GRANTOR: MORSE WILLIAM DAVID						
GRANTEE: RYERSON DEBI & RICK						
1480/1621	2/23/2007	WD U	I	I	06	150,000
GRANTOR: GREAT PARK CORP						
GRANTEE: MORSE WILLIAM DAVID						

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[YR=1993] W76 S80 E76 N80 \$.														

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REVIEW DATE	07/20/2020	BY	KK	Total Acres: 13.63	Total Land Value: 1,090,400	Market: 0	Agricultural: 0	Common: 1,090,400	PRINTED 08/02/2023 BY SYS
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