



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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
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	OWNER OCC 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	120	185	222	5,511
BAS	4,880	100	4,880	121,131
TOTALS	5,000		5,102	126,642

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	50	15	750.00	SF	30.00	30.00	
2	0940	SHEDS/PORT	0	0	20	15	300.00	SF	30.00	30.00	
3	0812	CONCRETE C	0	0	0	0	8,633.00	SF	4.00	4.00	
4	0803	ASPHALT C	0	0	0	0	1,230.00	SF	2.00	2.00	
5	0812	CONCRETE C	0	0	0	0	3,930.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	004800	C	WAREHOUSE	0	0006		0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2803	06	5,102	93.3606	42.25	215,560	1989	1989		0	0	41.25
1 AIR HANGAR - 0% - 0											
Heated Area: 5000											
HX Base Yr											
AOF 1993											
BAS 1993											
96216 CESSNA DR, YULEE											
BLD DATE 07/20/2020 KK LGL DATE 07/20/2020 KK											
XF DATE 07/20/2020 KK LAND DATE 07/20/2020 KK											
INC DATE AG DATE											

TOTAL OB/XF											
37,823											

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37,823											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			126,642
TOTAL MARKET OB/XF VALUE			37,823
TOTAL LAND VALUE - MARKET			42,500
TOTAL MARKET VALUE			206,965
SOH/AGL Deduction			44,571
ASSESSED VALUE			162,394
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			162,394
TOTAL JUST VALUE			206,965
NCON VALUE			0
INCOME VALUE			774,585
PREVIOUS YEAR MKT VALUE			151,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1536/0539	11/16/2007	WD	U	I	01	100	
GRANTOR: REGISTER WILLIAM KEIT							
GRANTEE: REGISTER WILLIAM K							
1390/1161	2/21/2006	WD	U	I	06	50,000	
GRANTOR: PENNELL PAUL							
GRANTEE: REGISTER WILLIAM KE							

BUILDING NOTES											

BUILDING DIMENSIONS											
AOF=[YR=1993] W15 BAS=[YR=1993] W85 S50 E100 N42 W15 N8 \$ S8 E15 N8 \$.											