LOT 3
OR 441/415 & ESMT OR 448/318
FLYING "M" ACRES PB 5/61

COOPER WILLIAM GARY & EMMA J
96327 CESSNA DR
YULEE, FL 32097

2023

25-2N-28-0600-0003-0000

BUILDING CHARACTERISTICS

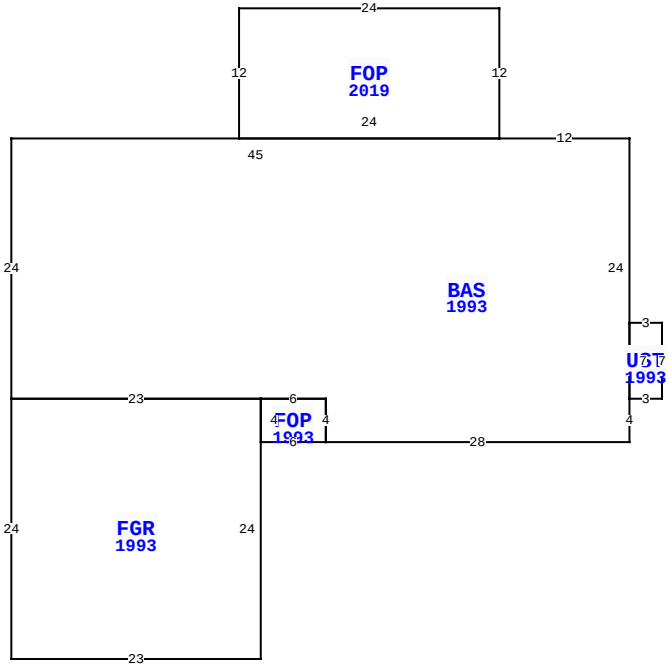
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,480	100	1,480	158,015
FGR	552	55	304	32,457
FOP	24	30	7	747
FOP	288	30	86	9,182
UST	21	45	9	960
TOTALS	2,365		1,886	201,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,886	103.3410	122.72	231,450	1985	1995	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 1986 Heated Area: 1480 HX Base Yr 1986



96327 CESSNA DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		201,362
TOTAL MARKET OB/XF VALUE		9,107
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		290,469
SOH/AGL Deduction		153,484
ASSESSED VALUE		136,985
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,985
TOTAL JUST VALUE		290,469
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984645	XFOB	2,280	05/01/1998
2541	N/A	46,000	01/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0441/0415	12/01/1984	WD	Q	V		9,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FOP=[YR=2019] N12 W24 S12 E24$ W45 S24 FGR=[YR=1993] S24 E23 N24 W23$ E23 FOP=[YR=1993] S4 E6 N4 W6$ E6 S4 E28 N4 UST=[YR=1993] E3 N7 W3S7$ N24$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
2	0810	CONCRETE A	0	100	16	16	256.00	SF	6.50	6.50	100	1985	1985	3	49.5	824	
3	0810	CONCRETE A	0	100	0	0	140.00	SF	6.50	6.50	100	1985	1985	3	49.5	450	
5	1076	TRELLIS A	0	100	6	20	120.00	SF	7.50	7.50	100	1997	1997	3	21	189	
7	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00	35.00	100	2005	2005	3	44	5,544	

LAND DESCRIPTION

TOTAL OB/XF 9,107

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 10/28/2019 BY KWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS