LOT 4 OR 509/1095
ESMT PT OR 448/660
FLYING "M" ACRES PB 5/61

MANNING LARRY C & PATRICIA A
96273 CESSNA DRIVE
YULEE, FL 32097

2023

25-2N-28-0600-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	03	Quality Level 03

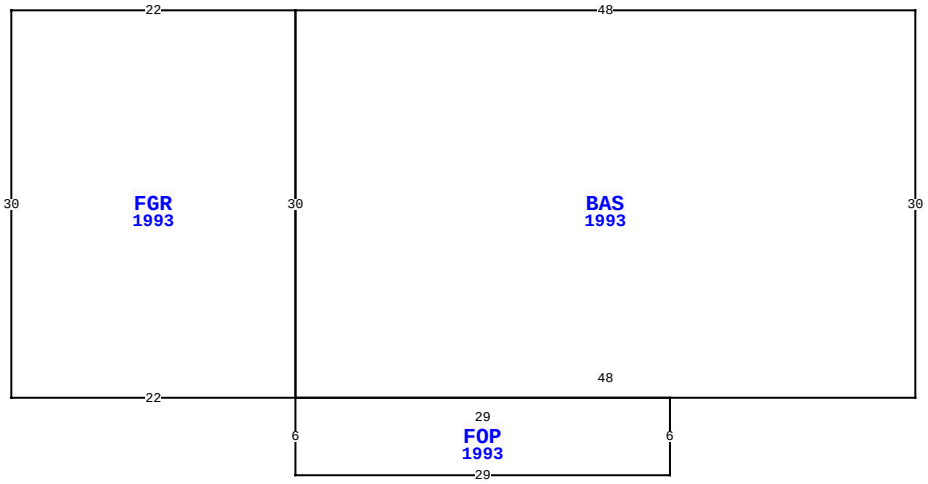
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	148,350
FGR	660	55	363	37,396
FOP	174	30	52	5,357
TOTALS	2,274		1,855	191,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,855	108.7800	129.18	239,629	1984	1995	0	0	0	20.25	79.75

1 SNGL FAM – 100% - 1987 Heated Area: 1440 HX Base Yr 1987



96273 CESSNA DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		210,028
TOTAL MARKET OB/XF VALUE		21,797
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		311,825
SOH/AGL Deduction		150,714
ASSESSED VALUE		161,111
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,111
TOTAL JUST VALUE		311,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5750	XFOB	14,960	05/19/1989
4739	GARAGE	0	03/16/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0509/1095	2/03/1987	WD	Q	I		70,000

GRANTOR: MONTGOMERY LARRY & T
GRANTEE: MANNING LARRY & P A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 FGR=[YR=1993] W22 S30 E22 N30 $ S30
FOP=[YR=1993] S6 E29 N6 W29$ E48 N30$.

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	1986	1986	3	62	2,170	
2	0810	CONCRETE A	0	100	40	24	960.00	SF	6.50	6.50	100	1987	1987	3	54.5	3,401	
4	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	1986	1986	3	52	338	
6	0855	CONC PAVER	0	100	0	0	492.00	SF	10.00	10.00	100	2007	2007	3	89	4,379	
7	1127	BRICK 8"	0	100	0	0	36.00	SF	11.00	11.00	100	1988	1988	3	85	337	
8	0812	CONCRETE C	0	100	0	0	2,900.00	SF	4.00	4.00	100	2005	2005	3	87	10,092	
9	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2005	2005	3	27	1,080	

LAND DESCRIPTION

TOTAL OB/XF 21,797

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 02/23/2022 BY KWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

LOT 4 OR 509/1095
ESMT PT OR 448/660
FLYING "M" ACRES PB 5/61

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96273 CESSNA DRIVE
YULEE, FL 32097

2023

25-2N-28-0600-0004-0000

BUILDING CHARACTERISTICS

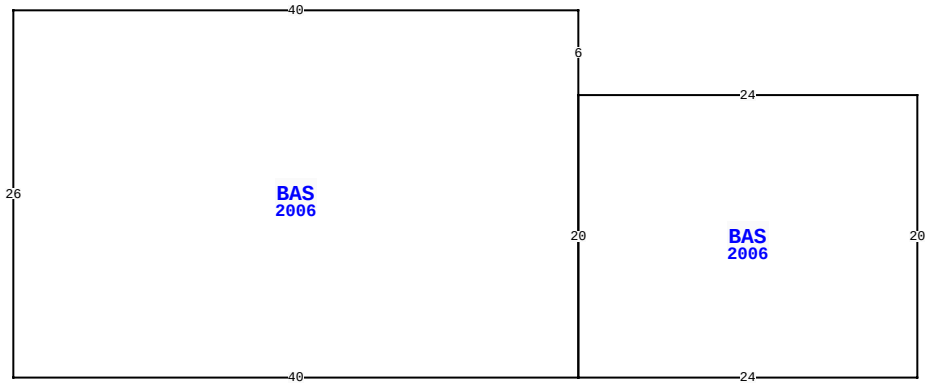
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	480	100	480	5,976
BAS	1,040	100	1,040	12,948
TOTALS	1,520		1,520	18,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,520	71.1348	24.90	37,848	1988	1988	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 1987 Heated Area: 1520 HX Base Yr 1987



96273 CESSNA DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0509/1095	2/03/1987	WD	Q	I		70,000

GRANTOR: MONTGOMERY LARRY & T

GRANTEE: MANNING LARRY & P A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W24 BAS=[YR=2006] N6 W40 S26 E40 N20$ S20 E24 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/23/2022 BY KWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS