LOT 1
FLYING M ACRES #2 PB 5/322

GEARIS MARK
96151 CESSNA DR
YULEE, FL 32097

2023

25-2N-28-0601-0001-0010

BUILDING CHARACTERISTICS

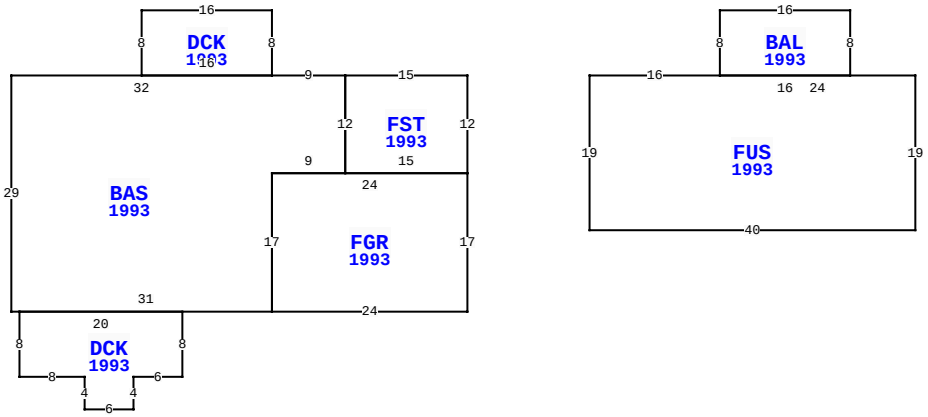
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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
BAL	128	15	19	1,571
BAS	1,036	100	1,036	85,667
DCK	128	10	13	1,075
DCK	184	10	18	1,488
FGR	408	55	224	18,523
FST	180	55	99	8,187
FUS	760	100	760	62,844
TOTALS	2,824		2,169	179,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,169	109.0740	98.44	213,516	1987	1987	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1796 HX Base Yr 2023



96151 CESSNA CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		179,353
TOTAL MARKET OB/XF VALUE		2,079
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		241,432
SOH/AGL Deduction		0
ASSESSED VALUE		241,432
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		191,432
TOTAL JUST VALUE		241,432
NCON VALUE		181,432
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2516/1341	11/24/2021	WD	U	V	30	225,000
GRANTOR: GEARIS BELINDA						
GRANTEE: GEARIS MARK						
2516/1339	11/08/2021	WD	U	V	11	100
GRANTOR: MONTGOMERY LARRY W &						
GRANTEE: GEARIS BELINDA						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W15 BAS=[YR=1993] W9 DCK=[YR=1993] N8 W16 S8 E16 $ W32 S29 E1 DCK=[YR=1993] S8 E8 S4 E6 N4 E6 N8 W20$ E31 FGR=[YR=1993] E24 N17 W24 S17 $ N17 E9 N12 $ S12 E15 N12$ PTR=E15 FUS=[YR=1993] E16 BAL=[YR=1993] N8 E16S8 W16 $ E24 S19 W40 N19 $ W15$.

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	0811	CONCRETE B	0	100	19	30	570.00	SF	5.20	5.20	100	1987	1987	3	54.5	1,615	
2	0810	CONCRETE A	0	100	14	4	56.00	SF	6.50	6.50	100	1987	1987	3	54.5	198	
3	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1987	1987	3	54.5	266	

LAND DESCRIPTION

TOTAL OB/XF 2,079

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	000000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/12/2022 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS