

LOTS 2 & 3
IN OR 837/1722
FLYING "M" ACRES #2 PB 5/322

REAGAN JOHN C & ENRIQUETA R
96009 CESSNA COURT
YULEE, FL 32097

2023

25-2N-28-0601-0002-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	11	CLAY TILE 20		
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		
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	1,536	100	1,536	151,508
FOP	84	30	25	2,466
PT0	20	5	1	99
TOTALS	1,640		1,562	154,073

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,562	127.4592	115.03	179,677	2003	2003	0	0	0	14.25	85.75	
1 SINGLE FAM - 100% - 2004 Heated Area: 1536 HX Base Yr 2004													
48 32 27 21 12 7 7 12 14 18 4 4 5 4 PT\$ 2003 BAS 2003 FOP 2003													
96009 CESSNA CT, YULEE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY					PAGE 1 of 2		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				197,883			
TOTAL MARKET OB/XF VALUE				3,502			
TOTAL LAND VALUE - MARKET				72,000			
TOTAL MARKET VALUE				273,385			
SOH/AGL Deduction				114,676			
ASSESSED VALUE				158,709			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				108,709			
TOTAL JUST VALUE				273,385			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				241,590			
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