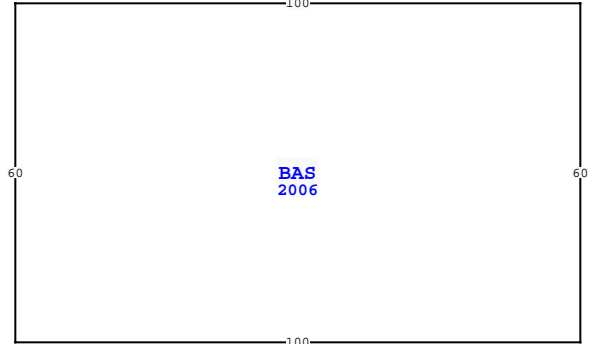
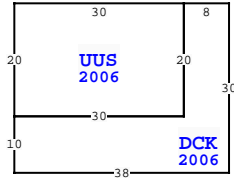




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	20 FACE BRICK 80
Exterior Wall	25 MOD METAL 20
Roof Structure	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floor	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Fixtures	0 100
Frame	05 STEEL 100
Story Height	16 100
RMS	0 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2803	04	6,354	72.2190	31.60	200,786	1992	1992	0	0	32.55	67.45		
1 AIR HANGAR - 0% - 0													
Heated Area: 6000 HX Base Yr													



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	6,000	100	6,000	127,885
DCK	540	10	54	1,151
UUS	600	50	300	6,394
TOTALS	7,140		6,354	135,430

96175 CESSNA DR, YULEE

BLD DATE	07/09/2015	KK	LGL DATE	
XF DATE			LAND DATE	06/20/2023
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			967,198
TOTAL MARKET OB/XF VALUE			18,933
TOTAL LAND VALUE - MARKET			111,200
TOTAL MARKET VALUE			1,097,331
SOH/AGL Deduction			151,288
ASSESSED VALUE			946,043
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			946,043
TOTAL JUST VALUE			1,097,331
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,068,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C07019	CO ISSUED	0	05/18/2009
B07019	NEW CONSTR	287,100	04/03/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1536/0541	11/16/2007	WD	U	I	01	100
GRANTOR: REGISTER WILLIAM KEIT						
GRANTEE: REGISTER WILLIAM K						
0745/1461	12/05/1995	WD	Q	V		15,000
GRANTOR: NASSAU BAPTIST TEMPLE						
GRANTEE: REGISTER WM KEITH &						

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
1	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1992	1992	3	20	80	
2	0812	CONCRETE C	0	0	0	0	4,947.00	SF	4.00	4.00	100	2000	2000	3	79	15,633	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	92	3,220	
TOTAL OB/XF 18,933																	

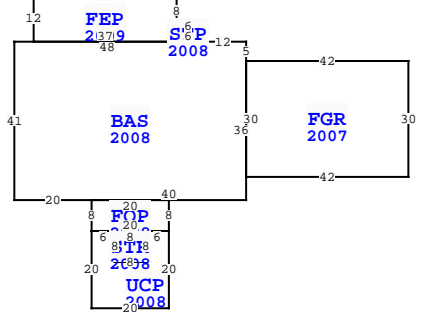
BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] E100 N60 W100 S60 \$ PTR= N60 W60 UUS=[YR=2006] E30 DCK=[YR=2006] E8 S30 W38 N10 E30 N20\$ S20 W30 N20\$ E60 S60 \$.	

LAND DESCRIPTION		TOTAL OB/XF 18,933																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		OR	0.00	0.00	1.39	AC		1.00	1.00	1.00	80,000.00	80,000.00	111,200							

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	6,696	110.3900	137.99	923,981	2007	2008	0	0	0	9.98	90.02		
3 SNGL FAM - 0% - 0 Heated Area: 5520 HX Base Yr														



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			967,198
TOTAL MARKET OB/XF VALUE			18,933
TOTAL LAND VALUE - MARKET			111,200
TOTAL MARKET VALUE			1,097,331
SOH/AGL Deduction			151,288
ASSESSED VALUE			946,043
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			946,043
TOTAL JUST VALUE			1,097,331
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,068,751

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
APT	1,260	100	1,260	156,515
BAS	2,460	100	2,460	305,577
FEP	444	80	355	44,097
FGR	1,260	55	693	86,083
FOP	160	30	48	5,963
FUS	1,800	100	1,800	223,593
STP	24	10	2	248
STR	48	10	5	621
STR	64	10	6	745
UCP	336	20	67	8,322
TOTALS	7,856		6,696	831,768

SALES DATA													
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE							
1536/0541	11/16/2007	WD	U	I	01	100							
GRANTOR: REGISTER WILLIAM KEIT													
GRANTEE: REGISTER WILLIAM K													
0745/1461	12/05/1995	WD	Q	V		15,000							
GRANTOR: NASSAU BAPTIST TEMPLE													
GRANTEE: REGISTER WM KEITH &													

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

96175 CESSNA DR, YULEE													
BLD DATE		07/09/2015		KK		LGL DATE		06/20/2023		MLU			
XF DATE						LAND DATE							
INC DATE						AG DATE							

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BUILDING NOTES						
BUILDING DIMENSIONS						
FGR=[YR=2007] W42 BAS=[YR=2008] N5 W12 STP=[YR=2008] N4 W6						
FEP=[YR=2009] N8 W37 S12 E37 N4 \$ S4 E6 \$ W48 S41 E20						
FOP=[YR=2008] S8 UCP=[YR=2008] S20 E20 N20 W6 STR=[YR=2008]						
W8 S8 E8 N8\$ S8 W8 N8 W6 \$ E20 N8 W20 \$ E40 N36 \$ S30 E42 N30						
\$ PTR= E30 FUS=[YR=2008] E20 S17 E20 N17 E20 S5						
APT=[YR=2007] E42 S30 W42 N30\$ S36 W20 N4 STR=[YR=2008] W4						
N12 E4 S12\$ N12 W20 S16 W20 N41 \$ W30 \$.						

LAND DESCRIPTION														TOTAL OB/XF											
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	