PT OF N1/2
IN OR 1990/418
ESMT PT OR 1125/18

DECANIO W J & VIVIAN FAMILY TRUST/DECANIO WILFRED
96697 CESSNA DR
YULEE, FL 32097

2024

25-2N-28-0000-0002-0380

BUILDING CHARACTERISTICS

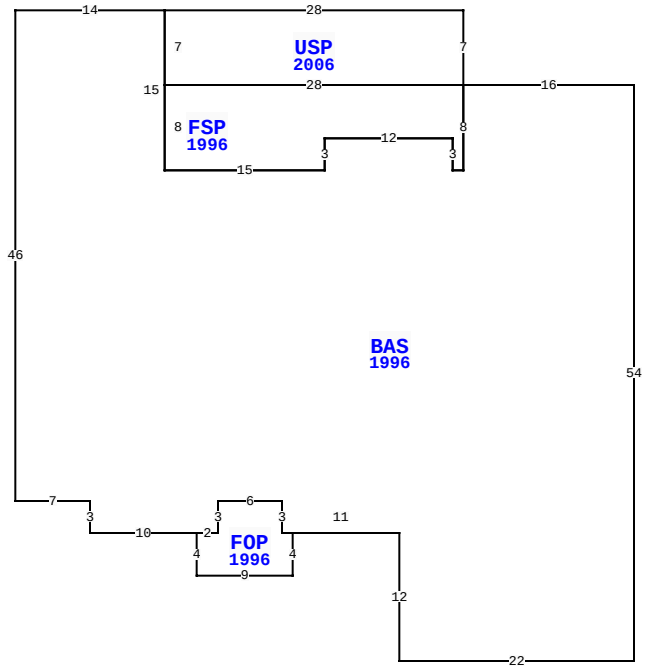
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,571	100	2,571	277,117
FOP	54	30	16	1,724
FSP	188	40	75	8,084
USP	196	30	59	6,359
TOTALS	3,009		2,721	293,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,721	99.4560	124.32	338,275	1996	1996	0	0	0	13.30	86.70

1 SNGL FAM – 100% - 2016 Heated Area: 2571 HX Base Yr 2016



96697 CESSNA DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		388,810
TOTAL MARKET OB/XF VALUE		14,575
TOTAL LAND VALUE - MARKET		166,400
TOTAL MARKET VALUE		569,785
SOH/AGL Deduction		313,369
ASSESSED VALUE		256,416
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		201,416
TOTAL JUST VALUE		569,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		562,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108837	XFOB	1,888	09/01/2001
973790	CHNGE SRVC	0	06/01/1997
973758	NEW CONSTR	68,000	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1990/0418	7/10/2015	QC	U	I	11	100
GRANTOR: DECANIO WILFRED & VIV						
GRANTEE: WJ & VIVIAN DECANIO						
1978/0055	4/22/2015	QC	U	I	11	100
GRANTOR: US BANK (JPALT)2006-A						
GRANTEE: NATIONSTAR MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W16 USP=[YR=2006] N7 W28 S7 E28$ FSP=[YR=1996] W28 S8 E15 N3 E12 S3 E1 N8$ S8 W1 N3 W12 S3 W15 N15 W14 S46 E7 S3 E10 FOP=[YR=1996] S4 E9 N4 W1 N3 W6 S3 W2$ E2 N3 E6 S3 E11 S12 E22 N54$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
2	0812	CONCRETE C	0	100	0	0	2,020.00	SF	4.00	4.00	100	1996	1996	3	72	5,818	
3	0812	CONCRETE C	0	100	0	0	2,052.00	SF	4.00	4.00	100	1997	1997	3	73	5,992	

LAND DESCRIPTION

TOTAL OB/XF 14,575

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
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.08	AC		1.00	1.00	1.00	80,000.00	80,000.00	166,400							

REVIEW DATE 10/28/2019 BY KWA Total Acres: 2.08 Total Land Value: 166,400 Market: 0 Agricultural: 0 Common: 166,400 PRINTED 08/06/2024 BY SYS

PT OF N1/2
IN OR 1990/418
ESMT PT OR 1125/18

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2024

25-2N-28-0000-0002-0380

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

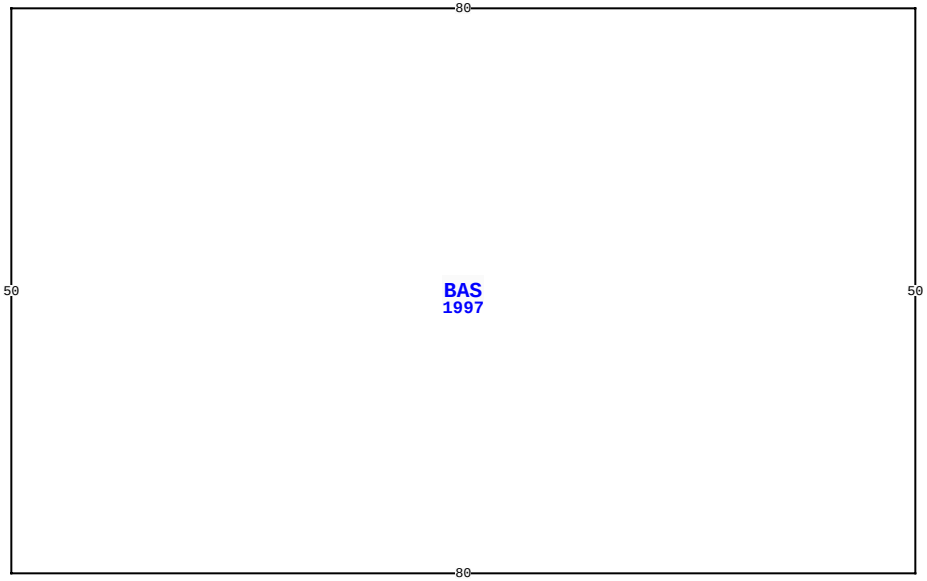
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
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	4,000	100	4,000	95,526
TOTALS	4,000		4,000	95,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	4,000	80.8704	35.38	141,520	1997	1997	0	0	0	32.50	67.50

2 AIR HANGAR – 100% - 2016 Heated Area: 4000 HX Base Yr 2016



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1978/0055	4/22/2015	QC	U	I	11	100
GRANTOR: US BANK (JPALT)2006-A						
GRANTEE: NATIONSTAR MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W80 S50 E80 N50$.

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 10/28/2019 BY KWA Total Acres: 2.08 Total Land Value: 166,400 Market: 0 Agricultural: 0 Common: 166,400 PRINTED 08/06/2024 BY SYS