PT OF N1/2 IN OR 1588/309
FPL ESMT IN OR 892/1207
ESMT PT OR 1125/18

AMOS WILLIAM L JR EST AS MANAGING MEMBER OF AMOS M
38 OCEAN CLUB DR
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0000-0002-0540

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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	05	STEEL 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

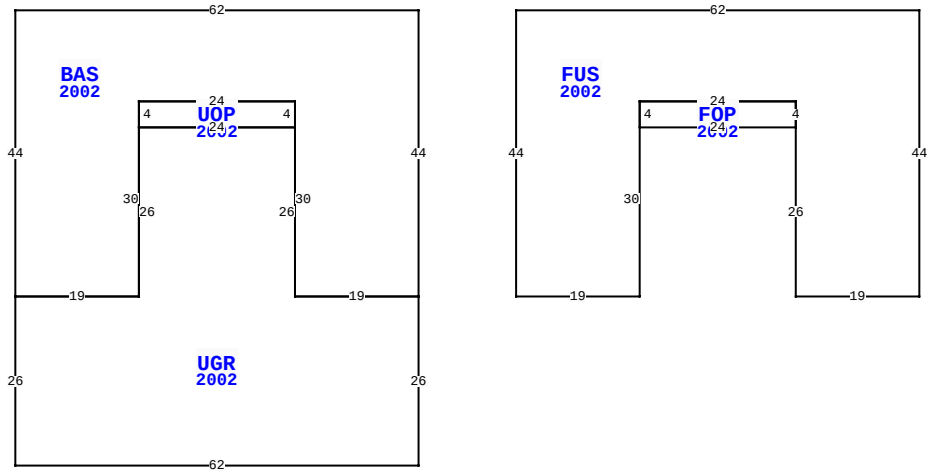
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,008	100	2,008	183,059
FOP	96	30	29	2,644
FUS	2,008	100	2,008	183,059
UGR	2,236	45	1,006	91,712
UOP	96	20	19	1,732
TOTALS	6,444		5,070	462,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,070	107.2170	101.86	516,430	2002	2002	0	0	0	10.50	89.50

1 SINGLE FAM – 0% - 0 Heated Area: 4016 HX Base Yr



96649 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	462,205
TOTAL MARKET OB/XF VALUE	15,599
TOTAL LAND VALUE - MARKET	96,800
TOTAL MARKET VALUE	574,604
SOH/AGL Deduction	55,717
ASSESSED VALUE	518,887
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	518,887
TOTAL JUST VALUE	574,604
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	554,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0109153	NEW CONSTR	245,160	12/01/2001
B018325	NEW CONSTR	105,000	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1588/0309	10/03/2008	WD	Q	I		412,500
GRANTOR: SEVERANCE MEREDITH L						
GRANTEE: AMOS WILLIAM L JR (						
1433/0093	7/31/2006	QC	U	I	07	100
GRANTOR: SEVERANCE ROBERT D JR						
GRANTEE: SEVERANCE MEREDITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W62 S44 UGR=[YR=2002] S26 E62 N26 W19 N26
UOP=[YR=2002] N4 W24 S4 E24 $ W24 S26 W19 $ E19 N30 E24 S30
E19 N44 $ PTR= E15 FUS=[YR=2002] E62 S44 W19 N26
FOP=[YR=2002] N4 W24 S4 E24 $ N4 W24 S30 W19 N44 $ 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	0812	CONCRETE C	0	0	0	0	2,572.00	SF	4.00	4.00	100	2002	2002	3	82	8,436	
2	0812	CONCRETE C	0	0	0	0	1,816.00	SF	4.00	4.00	100	2003	2003	3	83	6,029	
3	1242	WD DECK A	0	0	14	18	252.00	SF	10.00	10.00	100	2003	2003	3	21	529	
4	1076	TRELLIS A	0	0	14	18	252.00	SF	7.50	7.50	100	2003	2003	3	32	605	

LAND DESCRIPTION

TOTAL OB/XF 15,599

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.21	AC		1.00	1.00	1.00	80,000.00	80,000.00	96,800							

REVIEW DATE 10/28/2019 BY KWA Total Acres: 1.21 Total Land Value: 96,800 Market: 0 Agricultural: 0 Common: 96,800 PRINTED 08/06/2024 BY SYS