

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		20	100
RMS		1	100
Stories	1.	1.	100
Class	00	.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
AOFF	442	185	818
APT	493	250	1,232
APT	877	250	2,192
BAL	112	15	17
BAS	9,065	100	9,065
STR	77	10	8
TOTALS	11,066		13,332
			362,470

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2803	06	13,332	88.7841	38.84	517,815	1999	1999	0	0	30.00	70.00		
1 AIR HANGAR - 0% - 0 Heated Area: 10877 HX Base Yr													
96541 CESSNA DR, YULEE													
BLD DATE	07/01/2021	KK	LGL DATE	06/20/2023	MLU								
XF DATE	07/01/2021	KK	LAND DATE										
INC DATE			AG DATE										

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			362,470	
TOTAL MARKET OB/XF VALUE			10,433	
TOTAL LAND VALUE - MARKET			140,800	
TOTAL MARKET VALUE			513,703	
SOH/AGL Deduction			100,400	
ASSESSED VALUE			413,303	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			413,303	
TOTAL JUST VALUE			513,703	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			532,953	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0277	10/31/2005	QC	U	I	01	100
GRANTOR: HANCOCK SUSAN E						
GRANTEE: HANCOCK STEPHEN E						
1125/0038	3/27/2003	WD	U	I		340,000
GRANTOR: MONTGOMERY LARRY W JR						
GRANTEE: HANCOCK STEPHEN E &						

BUILDING NOTES	

BUILDING DIMENSIONS	
AOF=[YR=2006] W26 APT=[YR=2006] W29 BAS=[YR=1999] W45 S100 E100 N83 W55 N17\$ S17 E29 N17\$ S17 E26 N17\$ PTR=E20 APT=[YR=2006] E55 S14 W7 STR=[YR=2006] S7 W10 N8 E7 S1 E3\$ W3 N1 W7 S4 W10 BAL=[YR=2006] S4 W28 N4 E28\$ W28 N17\$ W20\$.	

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	0812	CONCRETE C	0	0	0	3,115.00	SF	4.00	4.00	100	2002	2002	3	82	10,217	
2	0978	SECURTY LT	0	0	0	1.00	UT	450.00	450.00	100	1999	1999	3	48	216	

LAND DESCRIPTION		TOTAL OB/XF														10,433								
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	004800	C	WAREHOUSE	0		OR	0.00	0.00	1.76	AC		1.00	1.00	1.00	80,000.00	80,000.00	140,800							