

PT OF N1/2
IN OR 1673/1700
FPL ESMT IN OR 892/1208

WALSH JOHN L & MARGUERITE A
96585 CESSNA DR
YULEE, FL 32097

2024

25-2N-28-0000-0002-0570



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	2,152	100	2,152	243,531
FGR	484	55	266	30,102
FOP	192	30	58	6,563
FOP	444	30	133	15,051
PTO	320	5	16	1,811
PTO	490	5	24	2,716
UDU	238	55	131	14,825
UDU	98	55	54	6,111
TOTALS	4,418		2,834	320,710

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	7,717.00	SF	4.00	4.00	23,768
2	0812	CONCRETE C	0	100	0	0	1,154.00	SF	4.00	4.00	3,785
3	0351	CARPORT MT	0	100	30	20	600.00	SF	4.50	4.50	567
4	0479	VF PICKET	0	100	0	0	96.00	LF	10.00	10.00	710

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.19	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,834	102.2976	127.87	362,384	1999	1999	0	0	0 11.50	88.50
1 SNGL FAM - 100% - 2014 Heated Area: 2152 HX Base Yr 2014											
BLD DATE: 06/20/2023 MLU											

TOTAL OB/XF 28,830											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.19	AC	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		404,400	
TOTAL MARKET OB/XF VALUE		28,830	
TOTAL LAND VALUE - MARKET		95,200	
TOTAL MARKET VALUE		528,430	
SOH/AGL Deduction		218,949	
ASSESSED VALUE		309,481	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		259,481	
TOTAL JUST VALUE		528,430	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		518,698	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996254	NEW CONSTR	106,271	04/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1673/1700	4/22/2010	WD	U	I	38
GRANTOR: SPENCER FRANKLIN & PA					SALE PRICE
GRANTEE: WALSH JOHN L & MARG					240,000
GRANTOR: MONTGOMERY LARRY W JR					
GRANTEE: SPENCER FRANKLIN JA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=1999] W70 S7 BAS=[YR=1999] S22 FGR=[YR=1999] S22 E22 FOP=[YR=1999] S6 PTO=[YR=1999] S10 E32N10 W32\$ E32 N6 W32\$ N22 W22\$ E22 S22 E48 N34 FOP=[YR=1999] N10 W48 S7 E12 S3 E36\$ W36 N3 W12 N7 W22\$ E70 N7\$ PTR=E15 UDU=[YR=1999] E17 UDU=[YR=2006] E7 S14 W7 N14 \$ S14 W17 N14 \$ W15 \$.											

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