

PT N1/2 & PT SE1/4 PAR 2-79
IN OR 1480/1621 & OR 1882/883
(EX PAR'S 2-80 2-98 & 2-99)

GREAT PARK CORP/MORSE WILLIAM DAVID ET AL
96541 CESSNA WAY
YULEE, FL 32097

2024

25-2N-28-0000-0002-0790



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		25	MOD METAL 100	
Roof Structur		10	STEEL FRME 100	
Roof Cover		01	MINIMUM 100	
Interior Wall		01	MINIMUM 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		02	WOOD FRAME 100	
Story Height			13 100	
RMS			3 100	
Stories		1.	1. 100	
Class		00	. 100	
Units			0 100	
Occupancy		00	NONE 100	
Quality		03	Quality Level 03	
DOR CODE		2000	TRANSIT TERMINALS	
MAP NUM			MKT AREA	04
NEIGHBORHOOD/LOC		4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,080	100	6,080	74,784
TOTALS	6,080		6,080	74,784

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2803	06	6,080	70.2758	30.75	186,960	1945	1945	0	0	10	50.00	40.00

4 AIR HANGAR - 0% - 0

Heated Area: 6080

HX Base Yr

76

80

76

80

BAS
1993

BLD DATE	07/20/2020	KK	LGL DATE	07/20/2020	KK
XF DATE	07/20/2020	KK	LAND DATE		
INC DATE					

NASSAU COUNTY PROPERTY				PAGE 1 of 3		4
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 4			Tax Dist:			
BUILDING MARKET VALUE						171,875
TOTAL MARKET OB/XF VALUE						201,482
TOTAL LAND VALUE - MARKET						616,400
TOTAL MARKET VALUE						989,757
SOH/AGL Deduction						596,702
ASSESSED VALUE						393,055
TOTAL EXEMPTION VALUE						0
BASE TAXABLE VALUE						393,055
TOTAL JUST VALUE						989,757
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						999,206

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
1	0812	CONCRETE C	0	0	129	60			4.00	30	1980	1980
2	0803	ASPHALT C	0	0	0	0			2.00	100	1980	1980
3	0819	CONC 12"	0	0	34	6			9.50	100	1970	1970
4	1122	CB 6"	0	0	128	0			5.85	100	1980	1980
5	0092	AUTO GATE	0	0	0	0			3,500.00	100	2000	2000
6	0462	ST/AL FNC	0	0	22	5			10.00	100	2000	2000
7	0940	SHEDS/PORT	0	0	12	12			30.00	100	1980	1980
8	0680	POLE SHED	0	0	24	24			10.00	100	1980	1980
9	0424	CL FNC 6'	0	0	0	0			20.00	100	1980	1980
10	0426	CL FNC 12'	0	0	0	0			15.60	100	1980	1980

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	002000	C	AIRPORT	0	0006	OR	0.00	0.00	7.63	AC		1.00
2	009400	C	RIGHTOFWAY	0		OR			6.00	AC		1.00
TOTAL OB/XF 166,578												
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UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
80,000.00	80,000.00	610,400										
1,000.00	1,000.00	6,000										

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