

REAGAN JOHN C & ENRIQUETA R
96009 CESSNA COURT
YULEE, FL 32097

25-2N-28-0601-0002-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										4
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY										
Exterior Wall		25		MOD METAL 100		2803		06		1,540		89.8128		39.29		60,507		1998		1998		0		0		31.25		68.75		VALUATION BY					STANDARD					
Roof Structur		10		STEEL FRME 100		2		AIR HANGAR - 100% - 2004								Heated Area: 1480										HX Base Yr 2004		Tax Group: 4					Tax Dist:							
Roof Cover		12		MODULAR MT 100																								BUILDING MARKET VALUE					202,371							
Interior Wall		07		NONE 100																								TOTAL MARKET OB/XF VALUE					3,341							
Interior Floo		03		CONC FINSH 100																								TOTAL LAND VALUE - MARKET					76,000							
Air Condition		01		NONE 100																								TOTAL MARKET VALUE					281,712							
Heating Type		01		NONE 100																								SOH/AGL Deduction					118,242							
Plumbing		01		NONE 100																								ASSESSED VALUE					163,470							
Frame		05		STEEL 100																								TOTAL EXEMPTION VALUE					HX HB 50,000							
Story Height		12		100																								BASE TAXABLE VALUE					113,470							
RMS		1		100																								TOTAL JUST VALUE					281,712							
Stories		1.		1. 100																								NCON VALUE					0							
Class		00		. 100																								INCOME VALUE												
Units		00		0 100																								PREVIOUS YEAR MKT VALUE					273,385							
Occupancy		00		NONE 100																																				
Quality		04		Quality Level 04																																				
DOR CODE		0100		SINGLE FAMILY																																				
MAP NUM				MKT AREA																																				
NEIGHBORHOOD/LOC		4031.00																																						
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																
BAS		1,480		100		1,480		39,977																																
UST		120		50		60		1,620																																
TOTALS		1,600				1,540		41,599																																
EXTRA FEATURES																																								
96009 CESSNA CT, YULEE																																								
BLD DATE																																								
XF DATE																																								
INC DATE																																								
LGL DATE																																								
LAND DATE																																								
AG DATE																																								
05/02/2024																																								
DC																																								
BUILDING NOTES																																								
BUILDING DIMENSIONS																																								
UST=[YR=1998] W12 BAS=[YR=1998] W28 S40 E40 N30 W12 N10\$ S10 E12 N10\$.																																								
LAND DESCRIPTION																																								
TOTAL OB/XF																																								
0																																								
REVIEW DATE		10/28/2019		BY		KWA		Total Acres: 0.95		Total Land Value: 76,000		Market: 0		Agricultural: 0		Common: 76,000		PRINTED 08/06/2024 BY SYS																						