

LOT 164
IN OR 2231/1184 & OR 2385/917
GA FDNA BEACH 2 UNR

DECANIO W J & VIVIAN FAMILY TRUST/DECANIO SUSAN
96697 CESSNA DR
YULEE, FL 32097

2025

00-00-31-134B-0164-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

DOR CODE 0800 MULTI-FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	720	100	1993	720	111,770
HXB	720	100	1993	720	111,770
HXP	192	30	1993	58	9,003
UOP	20	20	1993	4	621

TOTALS 1,652 1,502 233,166

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	0810	CONCRETE A	0	0	20	6		120.00	SF 6.50	100	1961	1961	3	20	156	
2	1241	WD DECK G	0	0	10	4		40.00	UT 11.50	100	2001	2001	3	28	129	
3	0810	CONCRETE A	0	0	3	8		24.00	SF 6.50	100	1961	1961	3	20	31	
4	0810	CONCRETE A	0	0	2	10		20.00	SF 6.50	100	1961	1961	3	20	26	
5	0810	CONCRETE A	0	0	2	132		264.00	SF 6.50	100	1961	1961	3	20	343	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAMILY	0		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	7,000.00	7,000.00	350,000							

REVIEW DATE 06/06/2024 BY KBA

MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
2700	01	1,502	129.5910	171.06	256,932	1961	2005	0	0	0	9.25	90.75	STANDARD										
1 DUPLEX - 0% - 0														Tax Group: 2								Tax Dist:	
Heated Area: 1440														BUILDING MARKET VALUE								233,166	
HX Base Yr														TOTAL MARKET OB/XF VALUE								685	
														TOTAL LAND VALUE - MARKET								350,000	
														TOTAL MARKET VALUE								583,851	
														SOH/AGL Deduction								64,021	
														ASSESSED VALUE								519,830	
														TOTAL EXEMPTION VALUE								0	
														BASE TAXABLE VALUE								519,830	
														TOTAL JUST VALUE								583,851	
														NCON VALUE								0	
														INCOME VALUE								0	
														PREVIOUS YEAR MKT VALUE								572,708	

30

24

24

10

20

4

5

4

3

APT
1993

UOP
1993

10

20

24

30

24

4

18

12

6

24

HXB
1993

HXP
1993

832 N FLETCHER AVE U&D, FERNANDINA BEACH
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
05/22/2024 MLU

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
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TOTAL OB/XF 685

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAMILY	0		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	7,000.00	7,000.00	350,000							

Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD
2385/0919	8/20/2020	QC U I	11
GRANTOR: DECANIO WILFRED J & V			
GRANTEE: DECANIO WJ & VIVIAN			
2385/0917	8/20/2020	QC U I	11
GRANTOR: DECANIO WILFRED J & V			
GRANTEE: DECANIO WJ & VIVIAN			

BUILDING NOTES

BUILDING DIMENSIONS			
APT=[YR=1993] W30 S24 E10 UOP=[YR=1993] S4 E5 N4 W5 \$ E20 N24 \$ PTR= E15 HXB=[YR=1993] E10 HXP=[YR=1993] N6 E24 S18 W4 N12 W20 \$ E20 S24 W30 N24 \$ W15 \$.			

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APT=[YR=1993] W30 S24 E10 UOP=[YR=1993] S4 E5 N4 W5 \$ E20 N24 \$ PTR= E15 HXB=[YR=1993] E10 HXP=[YR=1993] N6 E24 S18 W4 N12 W20 \$ E20 S24 W30 N24 \$ W15 \$.			

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