LOT 275
IN OR 2497/420
GA FDNA BEACH 2 UNR

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

2025

00-00-31-134B-0275-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

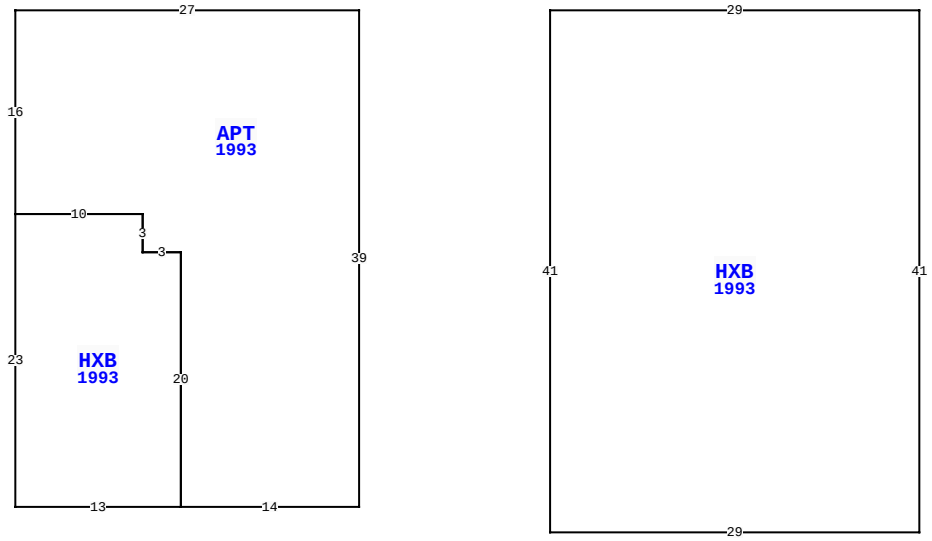
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1041.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	763	100	1993	763	99,151
HXB	290	100	1993	290	37,685
HXB	1,189	100	1993	1,189	154,510
TOTALS	2,242			2,242	291,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,242	108.7800	143.59	321,929	1988	2005	0	0	0	9.50	90.50

1 DUPLEX – 0% - 0 Heated Area: 2242 HX Base Yr



924 TARPON AVE U&D, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	291,346
TOTAL MARKET OB/XF VALUE	7,242
TOTAL LAND VALUE - MARKET	265,000
TOTAL MARKET VALUE	563,588
SOH/AGL Deduction	0
ASSESSED VALUE	563,588
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	563,588
TOTAL JUST VALUE	563,588
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	549,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061645	REROOF W/30YR SHN	4,000	07/12/2006
20033026	VINYL SIDING	3,000	04/30/2003
4380	NEW CONSTR	65,000	07/02/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/0420	8/24/2021	QC	U	I	11	100
GRANTOR: DECANIO WILFRED & VIV						
GRANTEE: DECANIO W J & VIVIA						
2484/0332	7/30/2021	WD	Q	I	01	550,000
GRANTOR: SUTTON BYROM E						
GRANTEE: DECANIO WILFRED & V						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W27 S16 HXB=[YR=1993] S23 E13 N20 W3 N3 W10 $ E10 S3 E3 S20 E14 N39 $ PTR= E15 HXB=[YR=1993] E29 S41 W29 N41 $ W15 $.

EXTRA FEATURES

LN	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	39	27	1,053.00	SF	6.50	6.50	100	1988	1988	3	52	3,559	
2	0810	CONCRETE A	0	0	11	35	385.00	SF	6.50	6.50	100	1988	1988	3	52	1,301	
3	0810	CONCRETE A	0	0	43	3	129.00	SF	6.50	6.50	100	1988	1988	3	52	436	
4	0810	CONCRETE A	0	0	15	4	60.00	SF	6.50	6.50	100	1988	1988	3	52	203	
5	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	1988	1988	3	52	81	
6	1241	WD DECK G	0	0	0	0	413.00	UT	20.13	20.13	100	1988	1988	3	20	1,662	

LAND DESCRIPTION

TOTAL OB/XF 7,242

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,300.00	5,300.00	265,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 07/30/2025 BY SYS