PT OF E1/2 PAR 2-6
IN OR 1256/371 & ESMT'S IN
OR 491/456 & PT OR 1125/18

MANNING LARRY & PATRICIA A
96273 CESSNA DRIVE
YULEE, FL 32097

2025

25-2N-28-0000-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CESSNA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,896
TOTAL LAND VALUE - MARKET	94,350
TOTAL MARKET VALUE	97,246
SOH/AGL Deduction	44,882
ASSESSED VALUE	52,364
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,364
TOTAL JUST VALUE	97,246
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007019	NEW CONSTR	207,900	04/01/2000
7819	NEW CONSTR	101,170	04/23/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1256/0371	8/31/2004	WD	Q	V	06	3,500
GRANTOR: NASSAU BAPTIST TEMPLE						
GRANTEE: MANNING LARRY & PAT						
0359/0228	5/01/1982	WD	Q	V		58,500
GRANTOR:						
GRANTEE:						

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	0803	ASPHALT C	0	0	0	0	2,896.00	SF	2.00	2.00	100	1996	1996	3	50	2,896	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 2,896

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	000100	C	RES	0		OR	0.00	0.00	1.11	AC		1.00	1.00	1.00	85,000.00	85,000.00	94,350							

REVIEW DATE 02/23/2022 BY KWA Total Acres: 1.11 Total Land Value: 94,350 Market: 0 Agricultural: 0 Common: 94,350 PRINTED 07/30/2025 BY SYS