

PT OF N1/2
IN OR 1990/418
ESMT PT OR 1125/18

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

2025

25-2N-28-0000-0002-0380



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

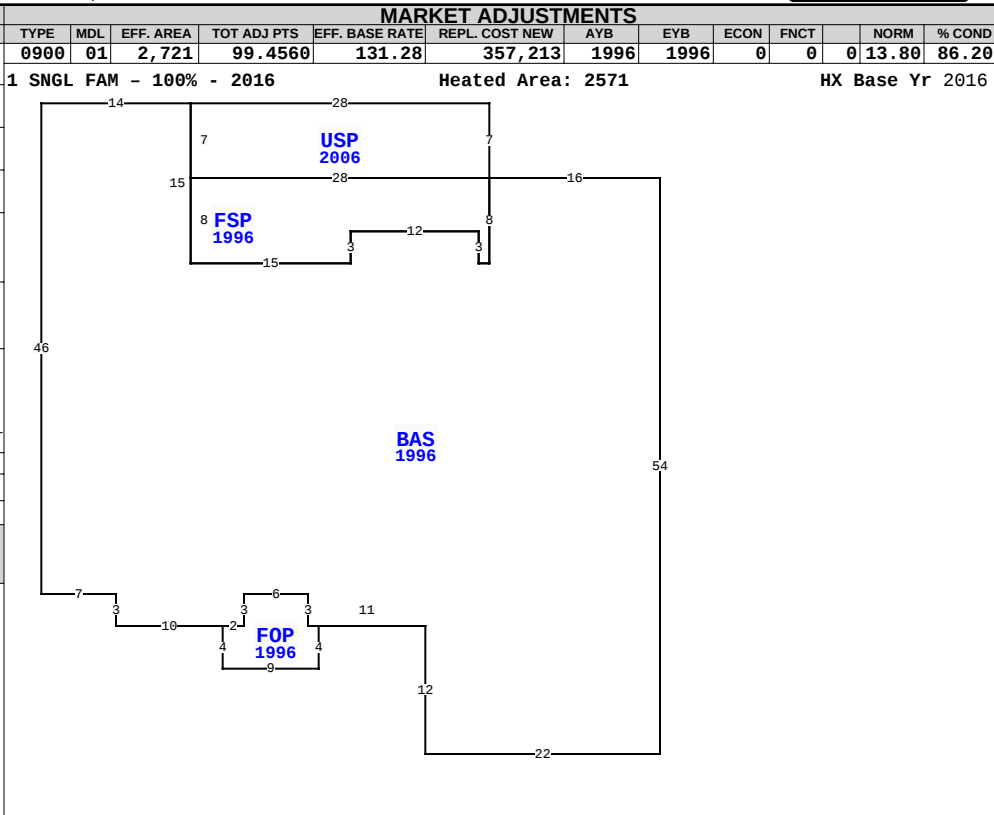
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,571	100	1996	2,571	290,943
FOP	54	30	1996	16	1,810
FSP	188	40	1996	75	8,487
USP	196	30	2006	59	6,677

TOTALS	3,009			2,721	307,918
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	2,020.00	SF	4.00
3	0812	CONCRETE C	0	100	0	0	2,052.00	SF	4.00



96697 CESSNA DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0812	CONCRETE C	0	100	0	0	2,020.00	SF	4.00	4.00	100	1996	1996	3	70	5,656	
3	0812	CONCRETE C	0	100	0	0	2,052.00	SF	4.00	4.00	100	1997	1997	3	72	5,910	

LAND DESCRIPTION										TOTAL OB/XF										14,261	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000100	C	RES	100		OR	0.00	0.00	2.08	AC		1.00	1.00	1.00	85,000.00	85,000.00	176,800				
REVIEW DATE		10/28/2019		BY		KWA		Total Acres: 2.08		Total Land Value: 176,800				Market: 0		Agricultural: 0					

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		401,675	
TOTAL MARKET OB/XF VALUE		14,261	
TOTAL LAND VALUE - MARKET		176,800	
TOTAL MARKET VALUE		592,736	
SOH/AGL Deduction		328,884	
ASSESSED VALUE		263,852	
TOTAL EXEMPTION VALUE		HX HB WR	55,722
BASE TAXABLE VALUE		208,130	
TOTAL JUST VALUE		592,736	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		569,785	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108837	XFOB	1,888	09/01/2001
973790	CHNGE SRVC	0	06/01/1997
973758	NEW CONSTR	68,000	03/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1990/0418	7/10/2015	QC	U	I	11	100
GRANTOR:DECANIO WILFRED & VIV						
GRANTEE:WJ & VIVIAN DECANIO						
1978/0055	4/22/2015	QC	U	I	11	100
GRANTOR:US BANK (JPALT)2006-A						
GRANTEE:NATIONSTAR MORTGAGE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W16 USP=[YR=2006] N7 W28 S7 E28\$ FSP=[YR=1996] W28 S8 E15 N3 E12 S3 E1 N8\$ S8 W1 N3 W12 S3 W15 N15 W14 S46 E7 S3 E10 FOP=[YR=1996] S4 E9 N4 W1 N3 W6 S3 W2\$ E2 N3 E6 S3 E11 S12 E22 N54\$.									

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