PT OF N1/2 IN OR 1363/277
FPL ESMT IN OR 892/1205
(EX PAR 2-57)

HANCOCK STEPHEN E
1631 SOUTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0000-0002-0560

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

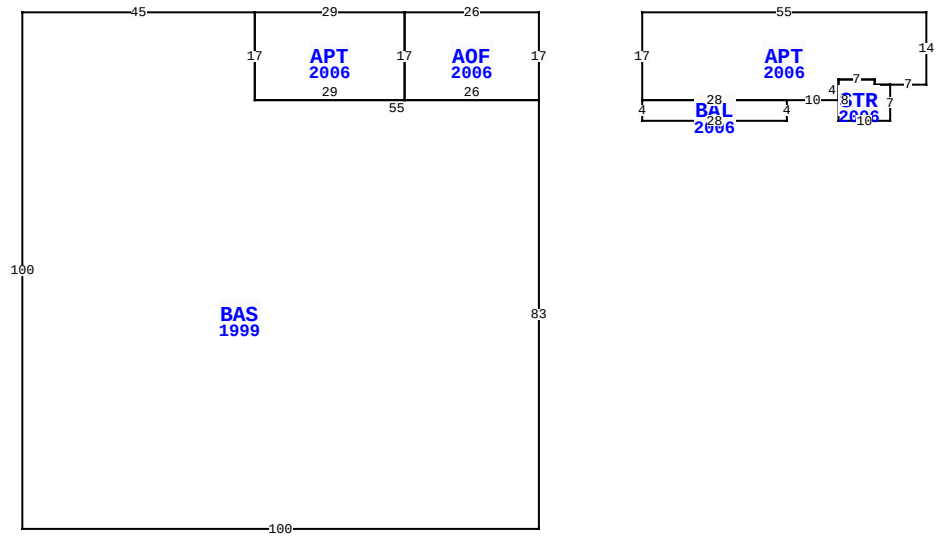
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		20 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4800	WAREHOUSE-STORAGE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	442	185	2006	818	21,843
APT	493	250	2006	1,232	32,898
APT	877	250	2006	2,192	58,532
BAL	112	15	2006	17	454
BAS	9,065	100	1999	9,065	242,058
STR	77	10	2006	8	214
TOTALS	11,066			13,332	355,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	13,332	88.7841	38.84	517,815	1999	1999	0	0	0	31.25	68.75

1 AIR HANGAR – 0% - 0 Heated Area: 10877 HX Base Yr



96541 CESSNA DR, YULEE

BLD DATE	07/01/2021	KK	LGL DATE	
XF DATE	07/01/2021	KK	LAND DATE	04/11/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	355,998
TOTAL MARKET OB/XF VALUE	10,171
TOTAL LAND VALUE - MARKET	149,600
TOTAL MARKET VALUE	515,769
SOH/AGL Deduction	61,136
ASSESSED VALUE	454,633
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	454,633
TOTAL JUST VALUE	515,769
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	513,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0277	10/31/2005	QC	Q	I	01	100
GRANTOR: HANCOCK SUSAN E						
GRANTEE: HANCOCK STEPHEN E						
1125/0038	3/27/2003	WD	U	I		340,000
GRANTOR: MONTGOMERY LARRY W JR						
GRANTEE: HANCOCK STEPHEN E &						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=2006] W26 APT=[YR=2006] W29 BAS=[YR=1999] W45 S100 E100 N83 W55 N17$ S17 E29 N17$ S17 E26 N17$ PTR=E20 APT=[YR=2006] E55 S14 W7 STR=[YR=2006] S7 W10 N8 E7 S1 E3$ W3 N1 W7 S4 W10 BAL=[YR=2006] S4 W28 N4 E28$ W28 N17$ W20$.

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	0812	CONCRETE C	0	0	0	0	3,115.00	SF	4.00	4.00	100	2002	2002	3	80	9,968	
2	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1999	1999	3	45	203	

LAND DESCRIPTION

TOTAL OB/XF 10,171

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	004800	C	WAREHOUSE	0		OR	0.00	0.00	1.76	AC		1.00	1.00	1.00	85,000.00	85,000.00	149,600							

REVIEW DATE 07/01/2021 BY KK Total Acres: 1.76 Total Land Value: 149,600 Market: 0 Agricultural: 0 Common: 149,600 PRINTED 07/30/2025 BY SYS