

PT OF N1/2  
IN OR 1673/1700  
FPL ESMT IN OR 892/1208

WALSH JOHN L & MARGUERITE A  
96585 CESSNA DR  
YULEE, FL 32097

2025

25-2N-28-0000-0002-0570



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 70    |
| Interior Floo            | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 01      | Quality Level 01 |
| 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       | 2,152            | 100         | 1999 | 2,152        | 255,715              |
| FGR       | 484              | 55          | 1999 | 266          | 31,608               |
| FOP       | 192              | 30          | 1999 | 58           | 6,892                |
| FOP       | 444              | 30          | 1999 | 133          | 15,804               |
| PTO       | 320              | 5           | 1999 | 16           | 1,901                |
| PTO       | 490              | 5           | 1999 | 24           | 2,852                |
| UDU       | 238              | 55          | 1999 | 131          | 15,566               |
| UDU       | 98               | 55          | 2006 | 54           | 6,417                |
| TOTALS    | 4,418            |             |      | 2,834        | 336,754              |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R |
| 1              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 7,717.00 | SF | 4.00  |
| 2              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 1,154.00 | SF | 4.00  |
| 3              | 0351       | CARPORT MT  | 0   | 100 | 30 | 20 | 600.00   | SF | 4.50  |
| 4              | 0479       | VF PICKET   | 0   | 100 | 0  | 0  | 96.00    | LF | 10.00 |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | OR       | 0.00  | 0.00  | 1.19        |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0900                                                       | 01  | 2,834     | 102.2976    | 135.03         | 382,675        | 1999 | 1999 | 0    | 0    |
| 1 SNGL FAM - 100% - 2014 Heated Area: 2152 HX Base Yr 2014 |     |           |             |                |                |      |      |      |      |
|                                                            |     |           |             |                |                |      |      |      |      |
| BLD DATE<br>XF DATE<br>INC DATE                            |     |           |             |                |                |      |      |      |      |
| LGL DATE<br>LAND DATE<br>AG DATE                           |     |           |             |                |                |      |      |      |      |
| 04/11/2025 MLU                                             |     |           |             |                |                |      |      |      |      |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| 28,075      |          |     |                      |     |     |          |       |       |             |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 000100   | C   | RES                  | 100 |     | OR       | 0.00  | 0.00  | 1.19        |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 2 4             |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 422,507   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 28,075    |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 101,150   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 551,732   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 233,276   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 318,456   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,722    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 267,734   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 551,732   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 528,430   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 996254     | NEW CONSTR  | 106,271 | 04/01/1999 |

| SALES DATA                     |           |           |     |     |        |            |  |  |  |  |  |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|--|--|--|--|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |  |  |  |  |  |
| 1673/1700                      | 4/22/2010 | WD        | U   | I   | 38     | 240,000    |  |  |  |  |  |  |
| GRANTOR: SPENCER FRANKLIN & PA |           |           |     |     |        |            |  |  |  |  |  |  |
| GRANTEE: WALSH JOHN L & MARG   |           |           |     |     |        |            |  |  |  |  |  |  |
| 0876/1478                      | 3/31/1999 | WD        | U   | V   | 07     | 100        |  |  |  |  |  |  |
| GRANTOR: MONTGOMERY LARRY W JR |           |           |     |     |        |            |  |  |  |  |  |  |
| GRANTEE: SPENCER FRANKLIN JA   |           |           |     |     |        |            |  |  |  |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                       |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| PTO=[YR=1999] W70 S7 BAS=[YR=1999] S22 FGR=[YR=1999] S22 E22 FOP=[YR=1999] S6 PTO=[YR=1999] S10 E32N10 W32\$ E32 N6 W32\$ |  |  |  |  |  |  |  |  |  |

