PT OF N1/2 IN OR 924/1318
FPL ESMT IN OR 892/1206
ESMT PT OR 1125/18

JONES WILLIAM E & MERENA
96617 CESSNA DRIVE
YULEE, FL 32097

2025

25-2N-28-0000-0002-0630

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

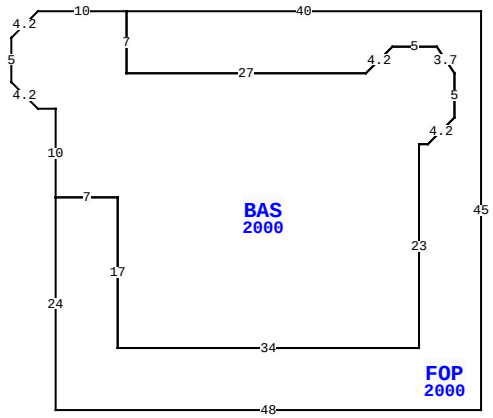
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

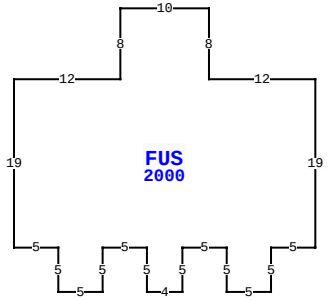
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,304	100	2000	1,304	159,212
FOP	902	30	2000	271	33,087
FUS	796	100	2000	796	97,187
TOTALS	3,002			2,371	289,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,371	104.5170	137.96	327,103	2000	2000	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2001 Heated Area: 2100 HX Base Yr 2001





96617 CESSNA DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		367,441
TOTAL MARKET OB/XF VALUE		12,927
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		482,368
SOH/AGL Deduction		228,191
ASSESSED VALUE		254,177
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		203,455
TOTAL JUST VALUE		482,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1706135	H/AC	0	10/01/2017
007293	GARAGE	75,000	07/07/2000
996254	NEW CONSTR	100,000	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0924/1318	3/17/2000	WD	U	I	07	100
GRANTOR: MONTGOMERY GINGER K						
GRANTEE: JONES WM & MERENA C						
0886/0186	6/08/1999	WD	Q	V	06	100
GRANTOR: MONTGOMERY GINGER K						
GRANTEE: JONES WILLIAM E & M						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	2000	2000	3	77	240	
3	0803	ASPHALT C	0	100	0	0	3,973.00	SF	2.00	2.00	100	2000	2000	3	50	3,973	
4	0812	CONCRETE C	0	100	75	14	1,050.00	SF	4.00	4.00	100	2001	2001	3	79	3,318	
5	0810	CONCRETE A	0	100	17	8	136.00	SF	6.50	6.50	100	2001	2001	3	79	698	
6	1242	WD DECK A	0	100	0	0	360.00	SF	10.00	10.00	100	2008	2008	3	31	1,116	
7	0350	CARPORT WD	0	100	12	14	168.00	SF	13.00	13.00	100	2008	2008	3	31	677	

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2000] W40 BAS=[YR=2000] W10 L3 D3 S5 R3 D3 E2 S10 E7 S17 E34 N23 E1 U3 R3 N5 U3 L2 W5 D3 L3 W27 N7 $ S7 E27 R3 U3 E5 R2 D3 S5 L3 D3 W1 S23 W34 N17 W7 S24 E48 N45 $ PTR= E15 FUS=[YR=2000] E12 N8 E10 S8 E12 S19 W5 S5 W5 N5 W5 S5 W4 N5 W5 S5 W5 N5 W5 N19$W15 $.

LAND DESCRIPTION

TOTAL OB/XF 12,927

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	100		OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	85,000.00	85,000.00	102,000							

REVIEW DATE 11/30/2022 BY DJ Total Acres: 1.20 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/30/2025 BY SYS

PT OF N1/2 IN OR 924/1318
FPL ESMT IN OR 892/1206
ESMT PT OR 1125/18

JONES WILLIAM E & MERENA
96617 CESSNA DRIVE
YULEE, FL 32097

2025

25-2N-28-0000-0002-0630

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

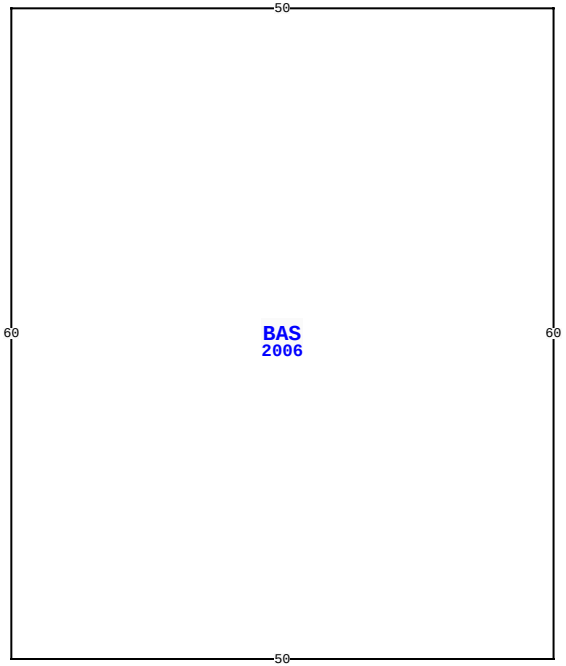
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		13 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	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	3,000	100	2006	3,000	77,955
TOTALS	3,000			3,000	77,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	3,000	83.3490	36.47	109,410	2001	2001	0	0	0	28.75	71.25

2 AIR HANGAR – 100% - 2001 Heated Area: 3000 HX Base Yr 2001



96617 CESSNA DR, YULEE

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XF DATE		LAND DATE	04/11/2025 MLU
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TOTAL JUST VALUE		482,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: JONES WM & MERENA C						
0886/0186	6/08/1999	WD	Q	V	06	100
GRANTOR: MONTGOMERY GINGER K						
GRANTEE: JONES WILLIAM E & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W50 S60 E50 N60 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/30/2022 BY DJ Total Acres: 1.20 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/30/2025 BY SYS