PT OF E1/2 PAR 2-98
IN OR 1667/1092 & OR 1667/1094
& OR 1814/1566

ASHCRAFT REVOCABLE LIVING TRUST/ASHCRAFT CLYDE D C
2157 NATURES GATE COURT NORTH
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0000-0002-0980

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	02	ROLL COMP 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		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	05	Quality Level 05

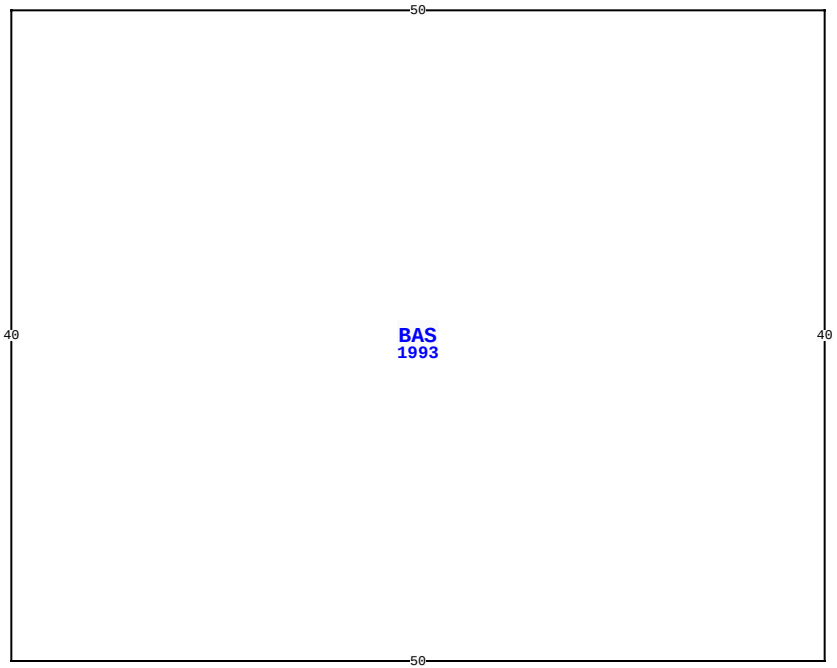
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	1993	2,000	64,610
TOTALS	2,000			2,000	64,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	2,000	105.4872	46.15	92,300	1989	2000	0	0	0	30.00	70.00

1 AIR HANGAR – 0% - 0 Heated Area: 2000 HX Base Yr



96240 CESSNA DR, YULEE

BLD DATE	07/20/2020	KK	LGL DATE	
XF DATE	07/20/2020	KK	LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	64,610
TOTAL MARKET OB/XF VALUE	1,859
TOTAL LAND VALUE - MARKET	84,938
TOTAL MARKET VALUE	151,407
SOH/AGL Deduction	79,069
ASSESSED VALUE	72,338
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,338
TOTAL JUST VALUE	151,407
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1814/1566	9/10/2012	WD	U	I	30	100
GRANTOR: ASHCRAFT CLYDE DAVID						
GRANTEE: ASHCRAFT CAROLYN B						
1667/1094	3/12/2010	WD	U	I	16	44,000
GRANTOR: GREAT PARK CORP						
GRANTEE: ASHCRAFT CLYDE DAVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S40 E50 N40$.

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	0810	CONCRETE A	0	0	24	20	480.00	SF	6.50	6.50	100	1989	1989	3	54.5	1,700	
2	0810	CONCRETE A	0	0	15	3	45.00	SF	6.50	6.50	100	1989	1989	3	54.5	159	

LAND DESCRIPTION

TOTAL OB/XF 1,859

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	0006	OR	0.00	0.00	11,325.00	SF		1.00	1.00	1.25	6.00	7.50	84,938							

REVIEW DATE 10/30/2024 BY DC Total Acres: 0.26 Total Land Value: 84,938 Market: 0 Agricultural: 0 Common: 84,938 PRINTED 07/30/2025 BY SYS