

LOT 3
ESMT OR 448/318
FLYING "M" ACRES PB 5/61

COOPER FAMILY TRUST/COOPER EMMA JEAN TRUSTEE
96327 CESSNA DR
YULEE, FL 32097

2025

25-2N-28-0600-0003-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 100			
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			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
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	1,480	100	1993	1,480	173,623
FGR	552	55	1993	304	35,663
FOP	24	30	1993	7	821
FOP	288	30	2019	86	10,089
UST	21	45	1993	9	1,056
TOTALS	2,365			1,886	221,251

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,886	103.3410	136.41	257,269	1985	1995	0	0	0	14.00	86.00
1 SNGL FAM - 100% - 2024												
Heated Area: 1480												
HX Base Yr												