

LOT 4 OR 509/1095
ESMT PT OR 448/660
FLYING "M" ACRES PB 5/61

MANNING LARRY C & PATRICIA A
96273 CESSNA DRIVE
YULEE, FL 32097

2025

25-2N-28-0600-0004-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 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	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	1,440	100	1993	1,440	161,798
FGR	660	55	1993	363	40,786
FOP	174	30	1993	52	5,843
TOTALS	2,274			1,855	208,426

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	40	24	960.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	
4	0855	CONC PAVER	0	100	0	0	492.00	SF	10.00	10.00	
5	1127	BRICK 8"	0	100	0	0	36.00	SF	11.00	11.00	
6	0812	CONCRETE C	0	100	0	0	2,900.00	SF	4.00	4.00	
7	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,855	108.7800	143.59	266,359	1984	1995	0	0	0	21.75	78.25
1 SNGL FAM - 100% - 1987				Heated Area: 1440				HX Base Yr 1987				
22 30 FGR 1993 48 30 BAS 1993 22 48 FOP 1993												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025

MLU

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