LOT 5 (EX S-1)
IN OR 1006/870
ESMT PT OR 448/660

MANNING LARRY CLAUDE
96273 CESSNA DRIVE
YULEE, FL 32097

2025

25-2N-28-0600-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CESSNA DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,086
TOTAL LAND VALUE - MARKET	40,800
TOTAL MARKET VALUE	41,886
SOH/AGL Deduction	22,169
ASSESSED VALUE	19,717
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,717
TOTAL JUST VALUE	41,886
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1006/0870	9/05/2001	WD	Q	V	06	100
GRANTOR: ALTA VISTA HOLDINGS						
GRANTEE: MANNING LARRY CLAUD						
0800/0043	7/16/1997	WD	Q	V	06	100
GRANTOR: MONTGOMERY LARRY W &						
GRANTEE: ALTA VISTA HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

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	0351	CARPORT MT	0	0	26	20	520.00	SF	5.90	5.90	100	2002	2002	3	20	614	
2	0351	CARPORT MT	0	0	20	20	400.00	SF	5.90	5.90	100	2002	2002	3	20	472	

LAND DESCRIPTION

TOTAL OB/XF 1,086

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	0		OR	0.00	0.00	0.48	AC		1.00	1.00	1.00	85,000.00	85,000.00	40,800							

REVIEW DATE 02/23/2022 BY KWA Total Acres: 0.48 Total Land Value: 40,800 Market: 0 Agricultural: 0 Common: 40,800 PRINTED 07/30/2025 BY SYS