

LOT 1
FLYING M ACRES #2 PB 5/322

GEARIS MARK
96151 CESSNA DR
YULEE, FL 32097

2025

25-2N-28-0601-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

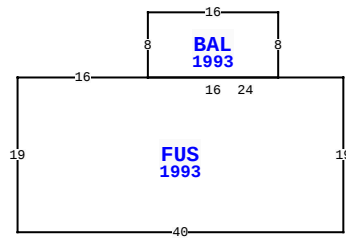
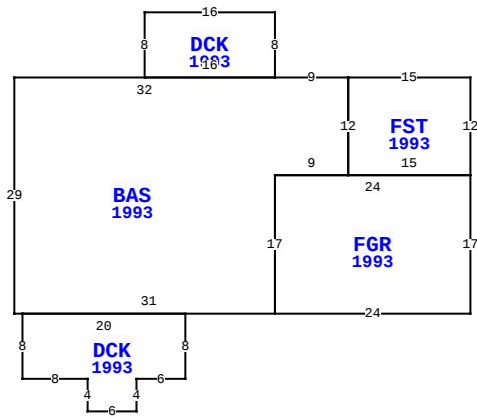
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	128	15	1993	19	1,730
BAS	1,036	100	1993	1,036	94,352
DCK	128	10	1993	13	1,184
DCK	184	10	1993	18	1,639
FGR	408	55	1993	224	20,401
FST	180	55	1993	99	9,016
FUS	760	100	1993	760	69,216
TOTALS	2,824			2,169	197,538

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	19	30	570.00	SF	5.20	5.20	1,467
2	0810	CONCRETE A	0	100	14	4	56.00	SF	6.50	6.50	180
3	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	241

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	0.40	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,169	109.0740	109.07	236,573	1987	1987	0	0	16.50	83.50
1 SINGLE FAM - 100% - 2023						Heated Area: 1796			HX Base Yr 2023		



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						197,538					
TOTAL MARKET OB/XF VALUE						1,888					
TOTAL LAND VALUE - MARKET						68,000					
TOTAL MARKET VALUE						267,426					
SOH/AGL Deduction						11,539					
ASSESSED VALUE						255,887					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						205,165					
TOTAL JUST VALUE						267,426					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						254,214					

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2516/1341	11/24/2021	WD	U	V	30	225,000			
GRANTOR: GEARIS BELINDA									
GRANTEE: GEARIS MARK									
2516/1339	11/08/2021	WD	U	V	11	100			
GRANTOR: MONTGOMERY LARRY W &									
GRANTEE: GEARIS BELINDA									

BUILDING NOTES											

BUILDING DIMENSIONS											
FST=[YR=1993] W15 BAS=[YR=1993] W9 DCK=[YR=1993] N8 W16 S8 E16 \$ W32 S29 E1 DCK=[YR=1993] S8 E8 S4 E6 N4 E6 N8 W20\$ E31 FGR=[YR=1993] E24 N17 W24 S17 \$ N17 E9 N12 \$ S12 E15 N12\$ PTR=E15 FUS=[YR=1993] E16 BAL=[YR=1993] N8 E16S8 W16 \$ E24 S19 W40 N19 \$ W15\$.											

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1	000100	C	RES	100		OR	0.00	0.00	0.40	AC	