LOTS 2 & 3
IN OR 837/1722
FLYING "M" ACRES #2 PB 5/322

REAGAN JOHN C & ENRIQUETA R
96009 CESSNA COURT
YULEE, FL 32097

2025

25-2N-28-0601-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

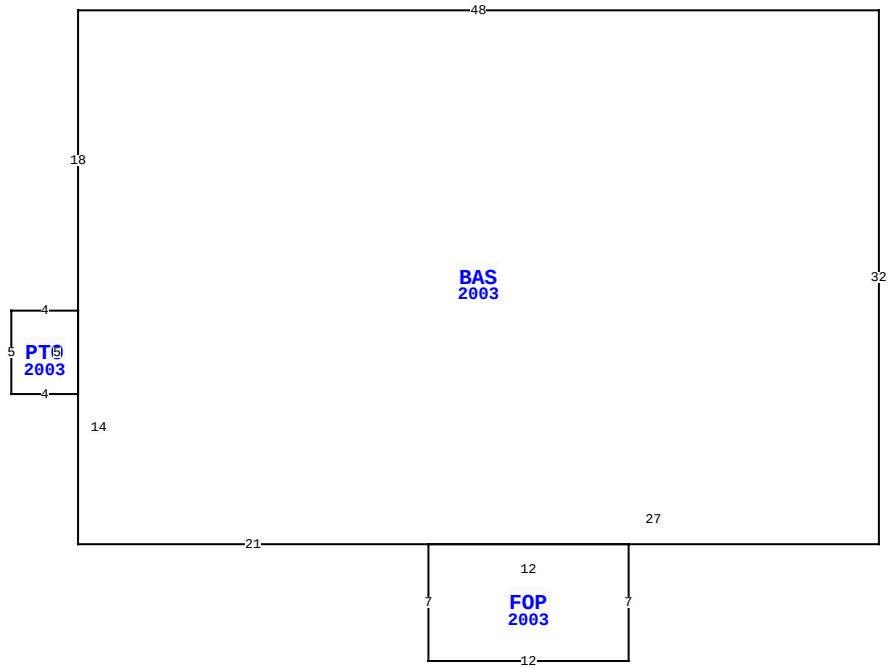
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,536	100	2003	1,536	164,944
FOP	84	30	2003	25	2,685
PTO	20	5	2003	1	107
TOTALS	1,640			1,562	167,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,562	127.4592	127.46	199,093	2003	2003	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2004 Heated Area: 1536 HX Base Yr 2004



96009 CESSNA CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,578
TOTAL MARKET OB/XF VALUE		3,207
TOTAL LAND VALUE - MARKET		80,750
TOTAL MARKET VALUE		292,535
SOH/AGL Deduction		124,324
ASSESSED VALUE		168,211
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,489
TOTAL JUST VALUE		292,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B017846	NEW CONSTR	65,424	01/01/2001
9805517	NEW CONSTR	40,000	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0837/1722	6/16/1998	WD	Q	V		28,500
GRANTOR: ALTA VISTA HOLDINGS						
GRANTEE: REAGAN JOHN C & ENR						
0800/0043	7/16/1997	WD	Q	V	06	100
GRANTOR: MONTGOMERY LARRY W &						
GRANTEE: ALTA VISTA HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W48 S18 PTO=[YR=2003] W4 S5 E4 N5$ S14 E21
FOP=[YR=2003] S7 E12 N7 W12$ E27 N32$.

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	100	10	40	400.00	SF	6.50	6.50	100	1998	1998	3	73	1,898	
2	0351	CARPORT MT	0	100	19	18	342.00	SF	10.00	10.00	100	2005	2005	3	22	752	
3	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50	6.50	100	2005	2005	3	84	557	

LAND DESCRIPTION

TOTAL OB/XF 3,207

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	100		OR			0.95	AC		1.00	1.00	1.00	85,000.00	85,000.00	80,750							

REVIEW DATE 10/28/2019 BY KWA Total Acres: 0.95 Total Land Value: 80,750 Market: 0 Agricultural: 0 Common: 80,750 PRINTED 07/30/2025 BY SYS

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Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

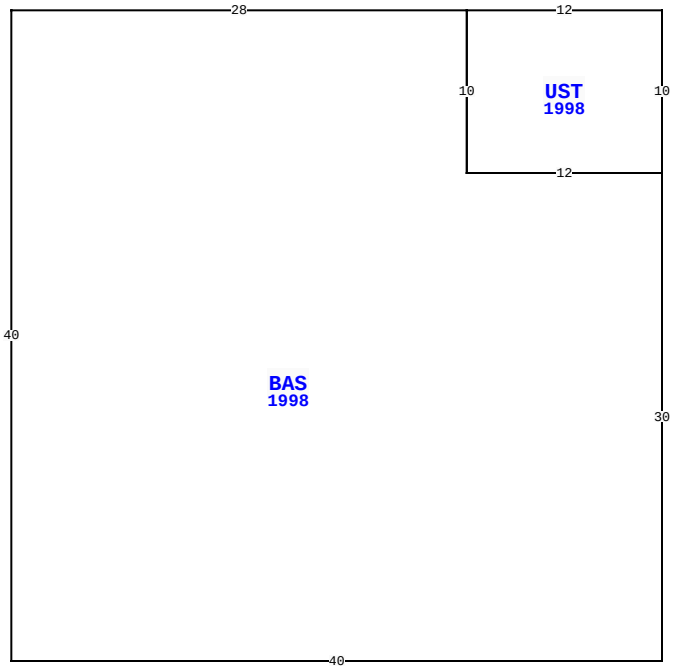
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,480	100	1998	1,480	39,251
UST	120	50	1998	60	1,591
TOTALS	1,600			1,540	40,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	1,540	89.8128	39.29	60,507	1998	1998	0	0	0	32.50	67.50

2 AIR HANGAR – 100% - 2004 Heated Area: 1480 HX Base Yr 2004



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96009 CESSNA CT, YULEE

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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0800/0043	7/16/1997	WD	Q	V	06	100
GRANTOR: MONTGOMERY LARRY W &						
GRANTEE: ALTA VISTA HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1998] W12 BAS=[YR=1998] W28 S40 E40 N30 W12 N10$ S10 E12 N10$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/28/2019 BY KWA Total Acres: 0.95 Total Land Value: 80,750 Market: 0 Agricultural: 0 Common: 80,750 PRINTED 07/30/2025 BY SYS