

PT OF N1/2
IN OR 1990/418
ESMT PT OR 1125/18

DECANIO W J & VIVIAN FAMILY TRUST/DECANIO WILFRED
96697 CESSNA DR
YULEE, FL 32097

2026

25-2N-28-0000-0002-0380



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 80
Exterior Wall	16 WD FR STUC 20
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	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. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC 4031.00		

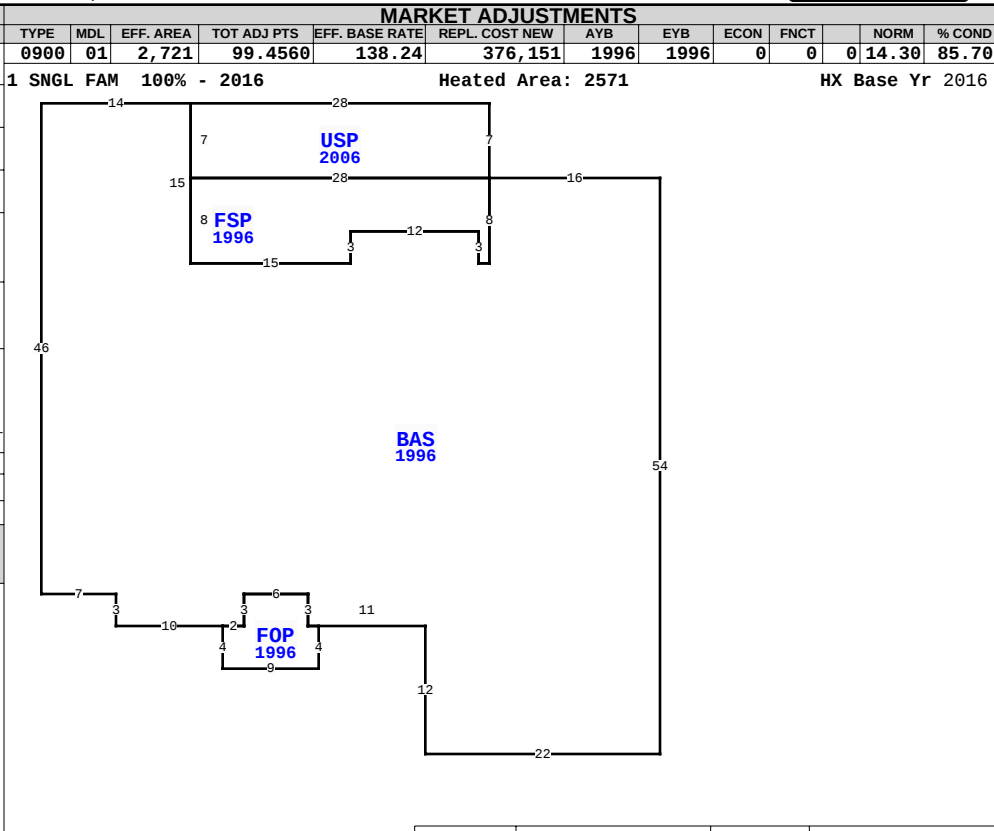
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,571	100	1996	2,571	304,591
FOP	54	30	1996	16	1,896
FSP	188	40	1996	75	8,885
USP	196	30	2006	59	6,990
TOTALS	3,009			2,721	322,361

EXTRA FEATURES	
L N	OB/XF CODE

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
1	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	

LAND DESCRIPTION	
L N	USE CODE
1	000100

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----



96697 CESSNA DR, YULEE	BLD DATE	LGL DATE	03/25/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF															2,660
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	-------

TOTAL OB/XF															2,660
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	-------

Total Acres: 2.08	Total Land Value: 187,200	Market: 0	Agricultural: 0	Common: 187,200
-------------------	---------------------------	-----------	-----------------	-----------------

NASSAU COUNTY PROPERTY										PAGE 1 of 2	4
------------------------	--	--	--	--	--	--	--	--	--	-------------	---

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		418,041
TOTAL MARKET OB/XF VALUE		2,660
TOTAL LAND VALUE - MARKET		187,200
TOTAL MARKET VALUE		607,901
SOH/AGL Deduction		336,925
ASSESSED VALUE		270,976
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		214,565
TOTAL JUST VALUE		607,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		592,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00108837	XFOB	1,888	09/01/2001
973790	CHNGE SRVC	0	06/01/1997
973758	NEW CONSTR	68,000	03/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1990/0418	7/10/2015	QC	U	I	11
GRANTOR: DECANIO WILFRED & VIV					
GRANTEE: WJ & VIVIAN DECANIO					
1978/0055	4/22/2015	QC	U	I	11
GRANTOR: US BANK (JPALT) 2006-A					
GRANTEE: NATIONSTAR MORTGAGE					

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
BAS=[YR=1996] W16 USP=[YR=2006] N7 W28 S7 E28\$ FSP=[YR=1996] W28 S8 E15 N3 E12 S3 E1 N8\$ S8 W1 N3 W12 S3 W15 N15 W14 S46 E7 S3 E10 FOP=[YR=1996] S4 E9 N4 W1 N3 W6 S3 W2\$ E2 N3 E6 S3 E11 S12 E22 N54\$.	

DECANIO W J & VIVIAN FAMILY TRUST/DECANIO WILFRED
96697 CESSNA DR
YULEE, FL 32097

25-2N-28-0000-0002-0380

[illegible]