PT OF N1/2 IN OR 1588/309
FPL ESMT IN OR 892/1207
ESMT PT OR 1125/18

AMOS WILLIAM L JR EST AS MANAGING MEMBER OF AMOS M
96649 CESSNA DR
YULEE, FL 32097

2026

25-2N-28-0000-0002-0540

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 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		2.5 100
Frame	05	STEEL 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

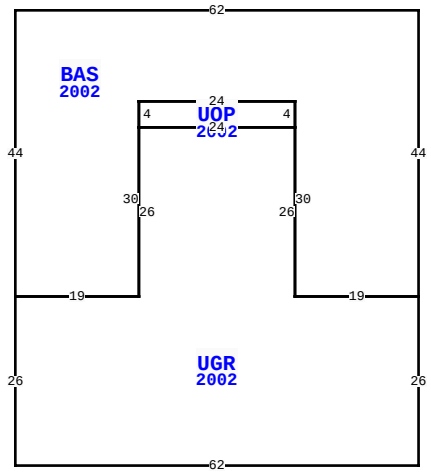
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

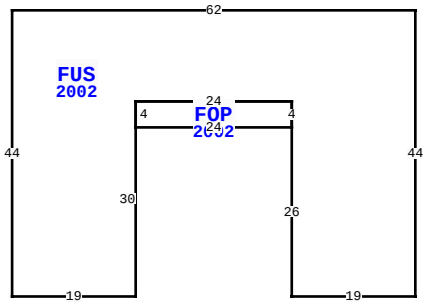
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,008	100	2002	2,008	200,064
FOP	96	30	2002	29	2,890
FUS	2,008	100	2002	2,008	200,064
UGR	2,236	45	2002	1,006	100,231
UOP	96	20	2002	19	1,893
TOTALS	6,444			5,070	505,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,070	107.2170	112.58	570,781	2002	2002	0	0	0	11.50	88.50

1 SINGLE FAM 0% - 0 Heated Area: 4016 HX Base Yr





BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

96649 CESSNA DR, YULEE

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
3	1242	WD DECK A	0	0	14	18	252.00	SF	10.00	10.00	100	2003	2003	3	20	504	
4	1076	TRELLIS A	0	0	14	18	252.00	SF	7.50	7.50	100	2003	2003	3	85	1,607	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	505,141
TOTAL MARKET OB/XF VALUE	2,111
TOTAL LAND VALUE - MARKET	108,900
TOTAL MARKET VALUE	616,152
SOH/AGL Deduction	0
ASSESSED VALUE	616,152
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	616,152
TOTAL JUST VALUE	616,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	601,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0109153	NEW CONSTR	245,160	12/01/2001
B018325	NEW CONSTR	105,000	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1588/0309	10/03/2008	WD	Q	I		412,500
GRANTOR: SEVERANCE MEREDITH L						
GRANTEE: AMOS WILLIAM L JR (						
1433/0093	7/31/2006	QC	U	I	07	100
GRANTOR: SEVERANCE ROBERT D JR						
GRANTEE: SEVERANCE MEREDITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W62 S44 UGR=[YR=2002] S26 E62 N26 W19 N26
UOP=[YR=2002] N4 W24 S4 E24 $ W24 S26 W19 $ E19 N30 E24 S30
E19 N44 $ PTR= E15 FUS=[YR=2002] E62 S44 W19 N26
FOP=[YR=2002] N4 W24 S4 E24 $ N4 W24 S30 W19 N44 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 2,111

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	1.21	AC		1.00	1.00	1.00	90,000.00	90,000.00	108,900							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.21 Total Land Value: 108,900 Market: 0 Agricultural: 0 Common: 108,900 PRINTED 07/09/2026 BY SYS