

JONES WILLIAM E & MERENA
96617 CESSNA DRIVE
YULEE, FL 32097

25-2N-28-0000-0002-0630

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																										
Exterior Wall		10	ABOVE AVG 100		0900	01	2,371	104.5170	145.28	344,459	2000	2000		0		0	12.00	88.00	VALUATION BY																									
Roof Structur		08	IRREGULAR 100		1 SNGL FAM 100% - 2001										Heated Area: 2100										HX Base Yr 2001										STANDARD									
Roof Cover		12	MODULAR MT 100																						Tax Group: 4										Tax Dist:									
Interior Wall		05	DRYWALL 100																						BUILDING MARKET VALUE										382,756									
Interior Floo		11	CLAY TILE 50																						TOTAL MARKET OB/XF VALUE										4,397									
Interior Floo		14	CARPET 50																						TOTAL LAND VALUE - MARKET										108,000									
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE										495,153									
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction										234,113									
Bedrooms			3 100																						ASSESSED VALUE										261,040									
Bathrooms			2.5 100																						TOTAL EXEMPTION VALUE										HX HB 51,411									
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE										209,629									
Stories		2.	2. 100																						TOTAL JUST VALUE										495,153									
Units		00	0 100																						NCON VALUE										0									
Occupancy		00	NONE 100																						INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										482,368									
Quality		01	Quality Level 01																																									
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	1,304	100	2000	1,304	166,712																																							
FOP	902	30	2000	271	34,646																																							
FUS	796	100	2000	796	101,766																																							
TOTALS		3,002			2,371	303,124																																						
EXTRA FEATURES					96617 CESSNA DR, YULEE										BLD DATE										LGL DATE					03/25/2026					MLU									
															XF DATE										LAND DATE																			
															INC DATE										AG DATE																			
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	2000	2000	3	81	2,835																													
6	1242	WD DECK A	0 100	0	0	360.00	SF	10.00	10.00	100	2008	2008	3	27	972																													
7	0350	CARPORT WD	0 100	12	14	168.00	SF	13.00	13.00	100	2008	2008	3	27	590																													
LAND DESCRIPTION										TOTAL OB/XF										4,397																								
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																				
1	000100	C	RES	100		OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	90,000.00	90,000.00	108,000																											
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