



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories		1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,265	100	2,265
FGR	522	55	287
FOP	280	30	84
FOP	319	30	96
TOTALS	3,386		2,732
			343,462

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,732	106.4000	126.35	345,188	2020	2020	0	0	0.50	99.50

1 SNGL FAM - 100% - 2002 Heated Area: 2265 HX Base Yr 2002

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			363,733
TOTAL MARKET OB/XF VALUE			9,657
TOTAL LAND VALUE - MARKET			118,400
TOTAL MARKET VALUE			491,790
SOH/AGL Deduction			160,663
ASSESSED VALUE			331,127
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			281,127
TOTAL JUST VALUE			491,790
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			389,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1912663	CO ISSUED	0	06/30/2020
B1912663	NEW CONSTR	316,537	12/12/2019
5673	REMODEL	3,995	04/24/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1018/0765	11/06/2001	WD	U	I	07	100

GRANTOR: COOPER LOREE  
GRANTEE: MILLER LEWIS S & KA  
1010/1272 10/03/2001 WD Q I 79,000  
GRANTOR: COOPER LOREE  
GRANTEE: MILLER LEWIS S & KA

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
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
2	0810	CONCRETE A	0	100	67	3	SF	6.50	6.50	100	2020	2020	3	99	1,293	
3	0811	CONCRETE B	0	100	62	20	SF	5.20	5.20	100	2020	2020	3	99	6,384	

BLD DATE				03/03/2023	NW	LGL DATE		06/20/2023	MLU
----------	--	--	--	------------	----	----------	--	------------	-----

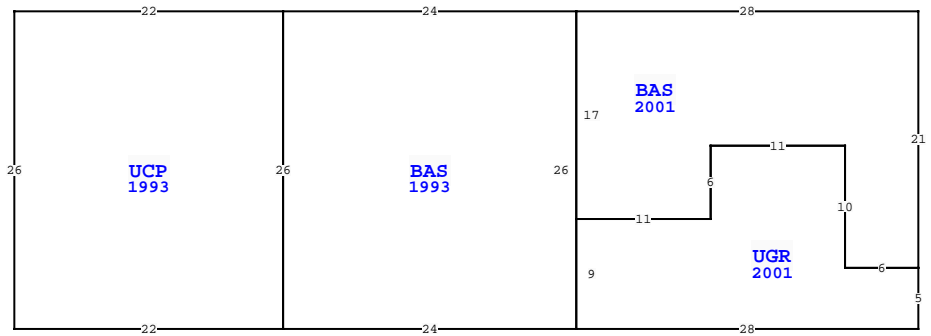
BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2020] W15 FOP=[YR=2020] N4 W22 S4 W11 S5 E11 S3 E22 N8\$ S8 W22 N3 W11 N15 W14 S1 W9 S31 FGR=[YR=2020] S22 E8 S2 E8 N2 E7 N22 W23\$ E23 S11 E11 S5 E1 FOP=[YR=2020] S8 E35 N8 W35\$ E36 N38\$.	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		RMH	404.00	160.00	1.48	AC		1.00	1.00	1.00	80,000.00	80,000.00	118,400							



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	08	SHT VINYL 100		
Air Condition	02	WINDOW 100		
Heating Type	03	FORCED AIR 100		
Bedrooms	1	1 100		
Bathrooms	1	1 100		
Frame	03	MASONRY 100		
Stories	1.	1. 100		
Units	0	0 100		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	NONE 100		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	9,700
BAS	434	100	434	6,747
UCP	572	20	114	1,772
UGR	294	45	132	2,052
TOTALS	1,924		1,304	20,271

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2	ACCESSORY U	- 100%	- 2002		Heated Area: 1058						HX Base Yr 2002	



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			363,733
TOTAL MARKET OB/XF VALUE			9,657
TOTAL LAND VALUE - MARKET			118,400
TOTAL MARKET VALUE			491,790
SOH/AGL Deduction			160,663
ASSESSED VALUE			331,127
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			281,127
TOTAL JUST VALUE			491,790
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			389,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1018/0765	11/06/2001	WD	U	I	07	100
GRANTOR: COOPER LOREE						
GRANTEE: MILLER LEWIS S & KA						
1010/1272	10/03/2001	WD	Q	I		79,000
GRANTOR: COOPER LOREE						
GRANTEE: MILLER LEWIS S & KA						

96180 DURDEN RD, YULEE

BLD DATE	03/03/2023	NW	LGL DATE	06/20/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2001]	W28 BAS=[YR=1993] W24 UCP=[YR=1993] W22 S26
E22 N26 \$ S26 E24 UGR=[YR=2001]	E28 N5 W6 N10 W11 S6 W11 S9\$
N26\$ S17 E11 N6 E11 S10 E6 N21\$.	

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