



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units		0	100
Quality	03	Quality Level	03
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,344	100	1,344
			SUBAREA MARKET VALUE
			100,325
TOTALS	1,344		1,344
			100,325

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0830	02	1,344	116.0000	75.40	101,338	2022	2022	0	0	1.00	99.00			
2 MH 93NO RP - 0% - 0														
Heated Area: 1344														
HX Base Yr														
96105 DURDEN RD, YULEE														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	06/20/2023	MLU			
				INC DATE					AG DATE					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			100,325
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			142,325
SOH/AGL Deduction			7,351
ASSESSED VALUE			134,974
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			134,974
TOTAL JUST VALUE			142,325
NCON VALUE			100,324
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			39,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH12120	MH MOVE-ON	0	09/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/1162	9/16/2021	QC	U	I	11	100
GRANTOR: ADAMS JOHN D JR						
GRANTEE: ADAMS FAMILY TRUST						
2400/1528	10/14/2020	WD	Q	I	01	50,000
GRANTOR: WILLIAMSON MARTIN J						
GRANTEE: ADAMS JOHN D JR						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W48 S28 E48 N28\$.	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	0		RMH	0.00	0.00	0.30	AC		1.00	1.00	1.75	80,000.00	140,000.00	42,000							