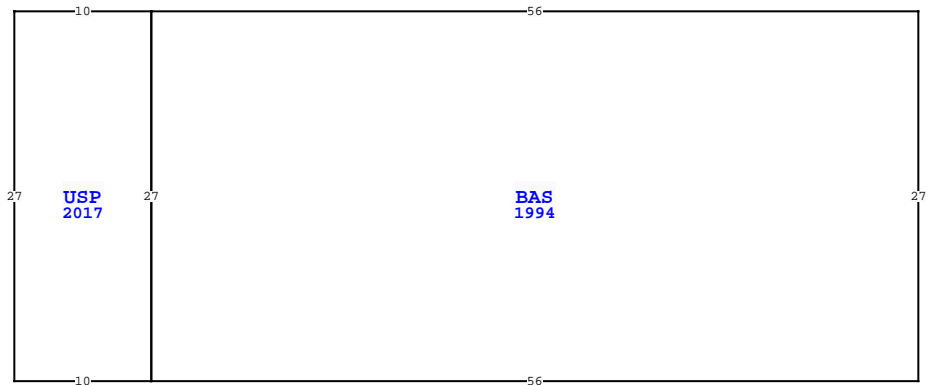




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
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	1,512	100	1,512
USP	270	50	135
TOTALS	1,782		1,647
			40,674

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,647	117.6000	82.32	135,581	1994	1994	0	0	70.00	30.00
1 M/H 94+ - 0% - 0			Heated Area: 1512				HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			40,674
TOTAL MARKET OB/XF VALUE			3,505
TOTAL LAND VALUE - MARKET			68,320
TOTAL MARKET VALUE			112,499
SOH/AGL Deduction			21,638
ASSESSED VALUE			90,861
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			90,861
TOTAL JUST VALUE			112,499
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			89,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 649	MH MOVE-ON	0	10/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/1158	9/16/2021	QC	U	I	11	100
GRANTOR: ADAMS JOHN D JR						
GRANTEE: ADAMS FAMILY TRUST						
1980/1569	5/15/2015	SW	U	I	12	38,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ADAMS JOHN D JR						

EXTRA FEATURES		96135 DURDEN RD, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0812	CONCRETE C	0 0
2	1242	WD DECK A	0 0

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1994] W56 USP=[YR=2017] W10 S27 E10 N27\$ S27 E56 N27\$.	

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
1	000102	C	SFR/MH	0		RMH	200.00	130.00	0.61	AC		1.00	1.00	1.40	80,000.00	112,000.00	68,320							