

IN OR 1086/1176 & OR 1269/1538
& OR 1329/1574
PARCELS 94-1 94 98-5 & 98-7

WATSON JOHN M & CAROLE A
85002 DURRANCE AVE
YULEE, FL 32097

2023

42-2N-27-0000-0094-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	15	HARDTILE 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

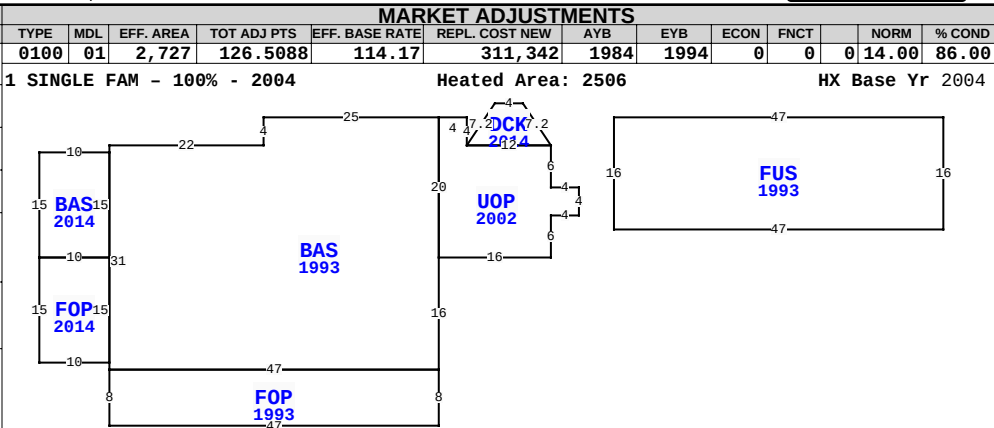
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,604	100	1,604	157,491
BAS	150	100	150	14,728
DCK	48	10	5	491
FOP	376	30	113	11,095
FOP	150	30	45	4,419
FUS	752	100	752	73,836
UOP	288	20	58	5,695
TOTALS	3,368		2,727	267,754

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
3	0825	BRICK	0 100	0	0	250.00	SF	12.50	
4	0751	UOP	0 100	10	8	80.00	SF	10.00	
5	0351	CARPORT MT	0 100	16	12	192.00	SF	5.90	
6	0861	POOL GUNIT	0 100	0	0	420.00	SF	85.00	
7	0911	SCRN RM A	0 100	44	22	968.00	SF	13.13	
8	0845	KOOL DECK	0 100	0	0	548.00	SF	7.25	
9	0940	SHEDS/PORT	0 100	20	10	200.00	SF	30.00	
10	0940	SHEDS/PORT	0 0	16	10	160.00	SF	30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.96
2	000115	C	SFR ACRES	100			0.00	0.00	2.22



TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,727	126.5088	114.17	311,342	1984	1994	0	0	0 14.00	86.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
24,991									

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		310,984	
TOTAL MARKET OB/XF VALUE		24,991	
TOTAL LAND VALUE - MARKET		234,080	
TOTAL MARKET VALUE		570,055	
SOH/AGL Deduction		295,537	
ASSESSED VALUE		274,518	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		224,518	
TOTAL JUST VALUE		570,055	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		436,208	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1086/1176	10/10/2002	WD	Q	I	
					151,000
GRANTOR: HENDERSON ROBERT E					
GRANTEE: WATSON JOHN & CAROL					
1023/1568	12/07/2001	QC	U	I	01
					100
GRANTOR: HENDERSON CYNTHIA LYN					
GRANTEE: HENDERSON ROBERT E					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W25 S4 W22 S1 BAS=[YR=2014] W10 S15 FOP=[YR=2014] S15 E10 N15 W10\$ E10 N15\$ S31 FOP=[YR=1993] S8 E47 N8 W47\$ E47 N16UOP=[YR=2002] E16 N6 E4 N4 W4 N6 DCK=[YR=2014] U6 L4 W4 D6 L4 E12\$ W12 N4 W4 S20\$ N20\$ PTR=E25 FUS=[YR=1993] E47 S16 W47 N16\$ W25\$.									

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