PT OF LOTS 22 & 23
IN OR 2596/596
YULEE FARMS SUB 1 PB 2/37

DURAND-BASHLINE FAMILY TRUST/BASHLINE LYNNE C TRUS
14497 AMELIA COVE DRIVE
JACKSONVILLE, FL 32226

2023

42-2N-27-4500-0022-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

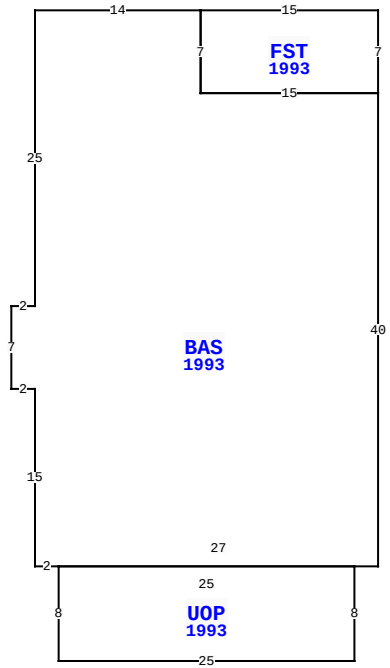
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	1,272	35,502
FST	105	55	58	1,619
UOP	200	20	40	1,116
TOTALS	1,577		1,370	38,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,370	101.4000	91.51	125,369	1948	1948	0	0	25	44.50	30.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1272 HX Base Yr



85215 AIRPLANE LN, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	38,238
TOTAL MARKET OB/XF VALUE	14,091
TOTAL LAND VALUE - MARKET	113,600
TOTAL MARKET VALUE	165,929
SOH/AGL Deduction	0
ASSESSED VALUE	165,929
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	165,929
TOTAL JUST VALUE	165,929
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/0596	10/07/2022	WD	U	I	11	100
GRANTOR: DURAND TERRY LEE &						
GRANTEE: DURAND-BASHLINE FAM						
2514/0917	11/12/2021	WD	Q	I	01	150,000
GRANTOR: DURRANCE ROBERT						
GRANTEE: DURAND TERRY LEE &						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W15 BAS=[YR=1993] W14 S25 W2 S7 E2 S15 E2
UOP=[YR=1993] S8 E25 N8 W25 $ E27 N40 W15 N7 $ S7 E15 N7 $.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	0	0	0	225.00	SF	4.00	4.00	100	1985	1985	3	49.5	446	
2	0940	SHEDS/PORT	0	0	30	38	1,140.00	SF	30.00	30.00	15	1985	1985	3	20	6,840	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	23	805	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 14,091

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		OR	0.00	0.00	1.42	AC		1.00	1.00	1.00	80,000.00	80,000.00	113,600							

REVIEW DATE 01/29/2018 BY SB Total Acres: 1.42 Total Land Value: 113,600 Market: 0 Agricultural: 0 Common: 113,600 PRINTED 08/02/2023 BY SYS