



BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	25	MOD METAL	90	
Exterior Wall	05	AVERAGE	10	
Roof Structure	01	FLAT	100	
Roof Cover	01	MINIMUM	100	
Interior Wall	04	PLYWOOD	50	
Interior Wall	05	DRYWALL	50	
Interior Floor	14	CARPET	80	
Interior Floor	08	SHT VINYL	20	
Air Condition	02	WINDOW	100	
Heating Type	02	CONVECTION	100	
Bedrooms		3	100	
Bathrooms		1	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
BUD8 Adjustme	04	DIST 01	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	SUBAREA MARKET VALUE
BAS	940	100	940	17,351
UCP	240	20	48	886
UST	160	55	88	1,625
TOTALS	1,340		1,076	19,862

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,076	87.9000	61.53	66,206	1969	1975	0	0	70.00	30.00

1 M/H 93- - 0% - 2023 Heated Area: 940 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			47,029
TOTAL MARKET OB/XF VALUE			524
TOTAL LAND VALUE - MARKET			160,000
TOTAL MARKET VALUE			207,553
SOH/AGL Deduction			79,296
ASSESSED VALUE			128,257
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			128,257
TOTAL JUST VALUE			207,553
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			116,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH125441	CO ISSUED	0	04/08/2014
P1216167	NEW CONSTR	0	10/01/2012
MH125441	MH MOVE-ON	0	10/01/2012
E25369	ELEC OTHER	0	08/01/2012
B22341	DEMOLITION	1,000	03/01/2009
C4971	CO ISSUED	0	07/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/1889	5/09/2022	QC	U	I	11	100

GRANTOR: CINTRON EDICTO  
GRANTEE: CHAVARRIA SILBERIO

2558/1880	4/22/2022	QC	U	I	11	100
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GRANTOR: INVESTMENTS W H2H LLC  
GRANTEE: CINTRON EDICTO

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	0810	CONCRETE A	0	0	0	212.00	SF	6.50	6.50	100	1982	1982	3	38	524	

96181 DURDEN RD, YULEE

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

BUILDING NOTES	

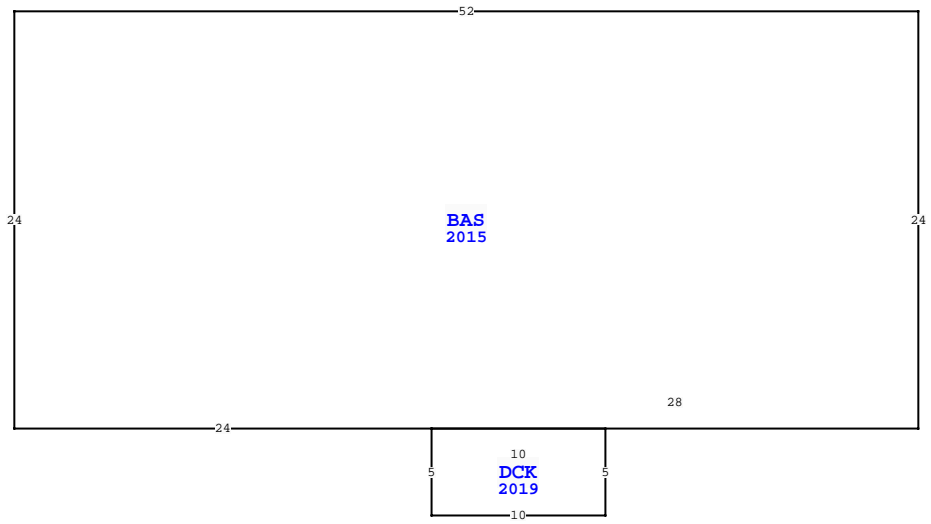
BUILDING DIMENSIONS	
BAS=[YR=1993] W45 UST=[YR=2007] N8 W20 S8 E20\$ W20	
UCP=[YR=1993] W12 S20 E12 N20\$ S12 E25 S8 E20 N8 E20 N12 \$.	

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	0.00	0.00	1.00	LT		1.00	1.00	2.00	80,000.00	160,000.00	160,000							



BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	25	MOD METAL	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	12	MODULAR MT	100	
Interior Wall	04	PLYWOOD	50	
Interior Wall	05	DRYWALL	50	
Interior Floo	08	SHT VINYL	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	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	26,994
DCK	50	15	8	173
TOTALS	1,298		1,256	27,167

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,256	103.0000	72.10	90,558	1984	1990	0	0	70.00	30.00
2 M/H 93- - 0% - 2023 Heated Area: 1248 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
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TOTAL LAND VALUE - MARKET			160,000
TOTAL MARKET VALUE			207,553
SOH/AGL Deduction			79,296
ASSESSED VALUE			128,257
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			128,257
TOTAL JUST VALUE			207,553
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			116,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19650	ELEC OTHER	0	07/01/2007
MH4971	MH MOVE-ON	0	07/01/2007
P12564	OTHER	0	07/01/2007
B941270	CHNGE SRVC	300	09/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/1889	5/09/2022	QC	U	I	11	100
GRANTOR: CINTRON EDICTO						
GRANTEE: CHAVARRIA SILBERIO						
2558/1880	4/22/2022	QC	U	I	11	100
GRANTOR: INVESTMENTS W H2H LLC						
GRANTEE: CINTRON EDICTO						

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
96181 DURDEN RD, YULEE																
BLD DATE: LGL DATE: 06/20/2023 MLU																
XF DATE: LAND DATE: AG DATE:																
INC DATE:																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2015] W52 S24 E24 DCK=[YR=2019] S5 E10 N5 W10\$ E28 N24\$.

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
0																								