



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	AL SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 80	
Interior Floor	14	CARPET 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
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	672	100	672
			SUBAREA MARKET VALUE
			24,105
TOTALS	672		672
			24,105

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	672	111.4000	77.98	52,403	1986	2000	0	0	54.00	46.00		
2 M/H 93- - 0% - 2024 Heated Area: 672 HX Base Yr													
96069 DURDEN RD, YULEE													
BLD DATE		10/02/2014		KK		LGL DATE		06/20/2023		MLU			
XF DATE						LAND DATE							
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			24,105
TOTAL MARKET OB/XF VALUE			14,410
TOTAL LAND VALUE - MARKET			112,500
TOTAL MARKET VALUE			151,015
SOH/AGL Deduction			0
ASSESSED VALUE			151,015
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			151,015
TOTAL JUST VALUE			151,015
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			100,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
995840	CHNGE SRVC	0	04/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/132	6/09/2023	QC U	I	11		100
GRANTOR: BLACKWELDER JOHN JAME						
GRANTEE: JOHNSON CHRISTOPHER						
2637/557	4/27/2023	QC U	I	11		60,000
GRANTOR: BLACKWELDER JOHN JAME						
GRANTEE: JOHNSON CHRISTOPHER						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] W48 S14 E48 N14\$.	

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	0510	GARAGE WD-	0	0	36	22	792.00	SF	14.00	14.00	100	1980	1980	3	20	2,218	
2	0681	POLE SHED	0	0	20	8	160.00	SF	6.00	6.00	100	1980	1980	3	20	192	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	
TOTAL OB/XF 14,410																	

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	0005	RMH	200.00	125.00	1.00	LT		1.00	1.00	1.50	75,000.00	112,500.00	112,500							