

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

2024

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



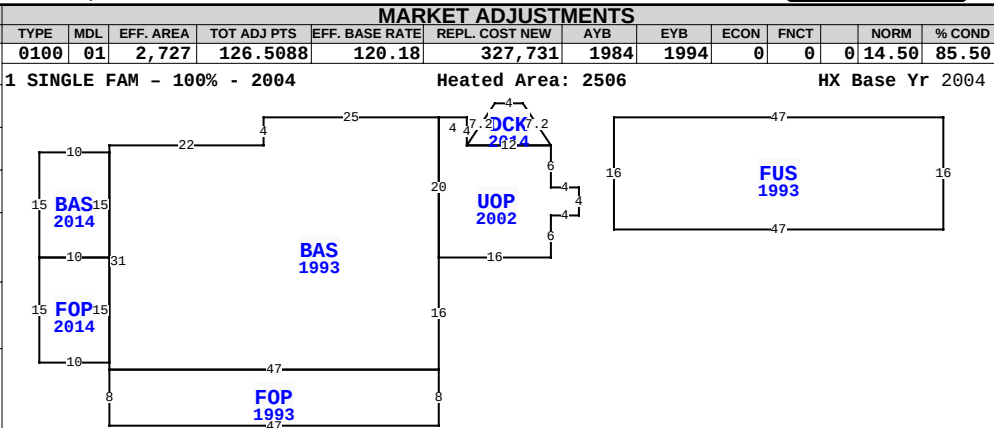
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	15	HARDTILE 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	164,817
BAS	150	100	150	15,413
DCK	48	10	5	514
FOP	376	30	113	11,611
FOP	150	30	45	4,624
FUS	752	100	752	77,271
UOP	288	20	58	5,959
TOTALS	3,368		2,727	280,210

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00
2	0825	BRICK	0	100	0	0		250.00	SF 12.50
3	0751	UOP	0	100	10	8		80.00	SF 10.00
4	0351	CARPORT MT	0	100	16	12		192.00	SF 5.90
5	0861	POOL GUNIT	0	100	0	0		420.00	SF 85.00
6	0911	SCRN RM A	0	100	44	22		968.00	SF 13.13
7	0845	KOOL DECK	0	100	0	0		548.00	SF 7.25
8	0940	SHEDS/PORT	0	100	20	10		200.00	SF 30.00
9	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		OR	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	120.18	327,731	1984	1994	0	0	0	14.50
85002 DURRANCE AV, YULEE											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

TOTAL OB/XF									
23,536									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00
2	0825	BRICK	0	100	0	0		250.00	SF 12.50
3	0751	UOP	0	100	10	8		80.00	SF 10.00
4	0351	CARPORT MT	0	100	16	12		192.00	SF 5.90
5	0861	POOL GUNIT	0	100	0	0		420.00	SF 85.00
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TOTAL OB/XF									
23,536									
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		OR	0.00	0.00	2.22

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		325,331	
TOTAL MARKET OB/XF VALUE		23,536	
TOTAL LAND VALUE - MARKET		234,080	
TOTAL MARKET VALUE		582,947	
SOH/AGL Deduction		297,442	
ASSESSED VALUE		285,505	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		235,505	
TOTAL JUST VALUE		582,947	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		570,055	

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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BUILDING CHARACTERISTICS

CNSTRUCTION

ELEMENT CD
Exterior Wall 26 AL SIDING 100
Roof Structur 03 GABLE/HIP 100
Roof Cover 01 MINIMUM 100
Interior Wall 04 PLYWOOD 100
Interior Floo 08 SHT VINYL 90
Interior Floo 14 CARPET 10
Air Condition 01 NONE 100
Heating Type 02 CONVECTION 100
Bedrooms 2 100
Bathrooms 1 100
Frame 02 WOOD FRAME 100

Stories Units 1. 1. 100
 0 100
Occupancy 00 NONE 100

Quality 03 Quality Level 03
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	806	100	806	43,450
UOP	30	20	6	324
UOP	126	20	25	1,348

TOTALS 962 837 45,121

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0100 01 837 97.0000 92.15 77,130 1940 1940 0 0 41.50 58.50

2 SINGLE FAM - 0% - 2004 Heated Area: 806 HX Base Yr 2004

VALUATION BY STANDARD
Tax Group: 4 Tax Dist:
BUILDING MARKET VALUE 325,331
TOTAL MARKET OB/XF VALUE 23,536
TOTAL LAND VALUE - MARKET 234,080
TOTAL MARKET VALUE 582,947
SOH/AGL Deduction 297,442
ASSESSED VALUE 285,505
TOTAL EXEMPTION VALUE HX HB 50,000
BASE TAXABLE VALUE 235,505
TOTAL JUST VALUE 582,947
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 570,055

SALES DATA
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE
1086/1176 10/10/2002 WD Q I 101 151,000
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] W17 S38 E2 UOP=[YR=1993] S7 E18 N7 W18 \$ E20
N32 UOP=[YR=1993] N6 W5 S6 E5 \$ W5 N6 \$.

LAND DESCRIPTION TOTAL OB/XF 0

L USE CLS LAND USE CAP R LOC FRONT DEPTH TOT UNIT D DPTH % TOT UNIT ADJ LAND OTHER YEAR DENSITY DECL FRZ YR CONSRV
CODE DESCRIPTION DESCRIPTION CAP D ZONE DEPTH LND TYS FACT COND ADJ PRCE PRICE VALUE AND NOTES AGE DENSI DECL FRZY CONSV

REVIEW DATE 12/13/2019 BY DJA Total Acres: 4.18 Total Land Value: 234,080 Market: 0 Agricultural: 0 Common: 234,080 PRINTED 08/06/2024 BY SYS