



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	940	100	1993	940	19,830
UCP	240	20	1993	48	1,013
UST	160	55	2007	88	1,856
TOTALS	1,340			1,076	22,699

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	70.32	75,664	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			53,747
TOTAL MARKET OB/XF VALUE			482
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			304,229
SOH/AGL Deduction			163,146
ASSESSED VALUE			141,083
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			141,083
TOTAL JUST VALUE			304,229
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			207,553

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	35	482	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2025	MLU

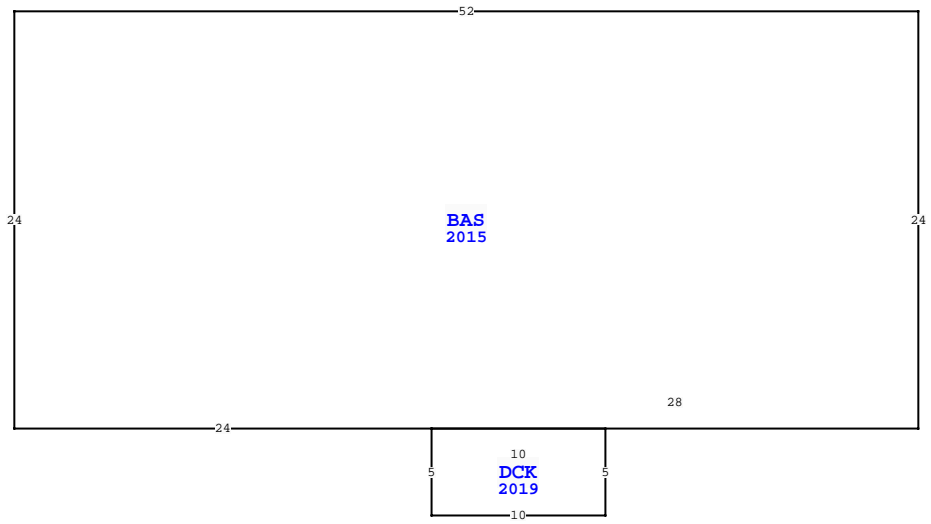
BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W45 UST=[YR=2007] N8 W20 S8 E20\$ W20	
UCP=[YR=1993] W12 S20 E12 N20\$ S12 E25 S8 E20 N8 E20 N12 \$.	

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	000100	C	RES	0		RMH	0.00	0.00	1.00	LT		1.00	1.00	2.00	125,000.00	250,000.00	250,000							



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2015	1,248	30,851
DCK	50	15	2019	8	198
TOTALS	1,298			1,256	31,048

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	82.40	103,494	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
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			53,747
TOTAL MARKET OB/XF VALUE			482
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			304,229
SOH/AGL Deduction			163,146
ASSESSED VALUE			141,083
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			141,083
TOTAL JUST VALUE			304,229
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			207,553

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	04/14/2025	MLU
												XF DATE		LAND DATE		
												INC DATE		AG 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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV