



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 93,750 <b>TOTAL MARKET VALUE</b> 93,750 <b>SOH/AGL Deduction</b> 31,875 <b>ASSESSED VALUE</b> 61,875 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 61,875 <b>TOTAL JUST VALUE</b> 93,750 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 56,250										
DOR CODE 0000 VACANT																	<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>										
MAP NUM    MKT AREA    04																											
NEIGHBORHOOD/LOC 4031.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												<b>SALES DATA</b> OFF RECORD Number    DATE    TYPE INST    Q / V / I / RSN CD    SALE PRICE 2684/883    12/13/2023    WD Q    V    02    60,000 GRANTOR: WHITE DOVE CAPITAL LL GRANTEE: MASON AND MAGNOLIA 2674/1256    10/17/2023    WD U    V    37    23,000 GRANTOR: GRIFFIN PHILIP & JANE GRANTEE: WHITE DOVE CAPITAL										
TOTALS																	<b>BUILDING NOTES</b>										
EXTRA FEATURES						DURDEN RD, YULEE											<b>BUILDING DIMENSIONS</b>										
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											
																	<b>BLD DATE</b> <b>LGL DATE</b> <b>XF DATE</b> <b>LAND DATE</b> <b>INC DATE</b> <b>AG DATE</b>										
																	04/14/2025    MLU										
																	<b>TOTAL OB/XF</b> 0										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	215.00	50.00	1.00	LT		1.00	1.00	0.75	125,000.00	93,750.00	93,750										
<b>REVIEW DATE</b> 04/14/2025 <b>BY</b> MLU    Total Acres: 0.28    Total Land Value: 93,750    Market: 0    Agricultural: 0    Common: 93,750 <b>PRINTED 07/30/2025 BY SYS</b>																											