



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,732	106.4000	140.45	383,709	2020	2020	0	0	1.50	98.50

1 SNGL FAM - 100% - 2002 Heated Area: 2265 HX Base Yr 2002

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			398,849
TOTAL MARKET OB/XF VALUE			9,579
TOTAL LAND VALUE - MARKET			125,800
TOTAL MARKET VALUE			534,228
SOH/AGL Deduction			183,276
ASSESSED VALUE			350,952
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			300,230
TOTAL JUST VALUE			534,228
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			507,772

Quality	02 Quality Level 02				
DOR CODE	0100 SINGLE FAMILY				
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	2,265	100	2020	2,265	313,347
FGR	522	55	2020	287	39,704
FOP	280	30	2020	84	11,621
FOP	319	30	2020	96	13,281
TOTALS	3,386			2,732	377,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1912663	CO ISSUED	0	06/30/2020
B1912663	NEW CONSTR	316,537	12/12/2019
5673	REMODEL	3,995	04/24/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1018/0765	11/06/2001	WD	U	I	07	100

GRANTOR: COOPER LOREE  
GRANTEE: MILLER LEWIS S & KA  
1010/1272 10/03/2001 WD Q I 79,000  
GRANTOR: COOPER LOREE  
GRANTEE: MILLER LEWIS S & KA

96180 DURDEN RD, YULEE

BLD DATE	LGL DATE	04/11/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0504	FP-ELECTRI	0	100 0 0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
2	0810	CONCRETE A	0	100 67 3	201.00	SF	6.50	6.50	100	2020	2020	3	98	1,280	
3	0811	CONCRETE B	0	100 62 20	1,240.00	SF	5.20	5.20	100	2020	2020	3	98	6,319	

BUILDING NOTES											
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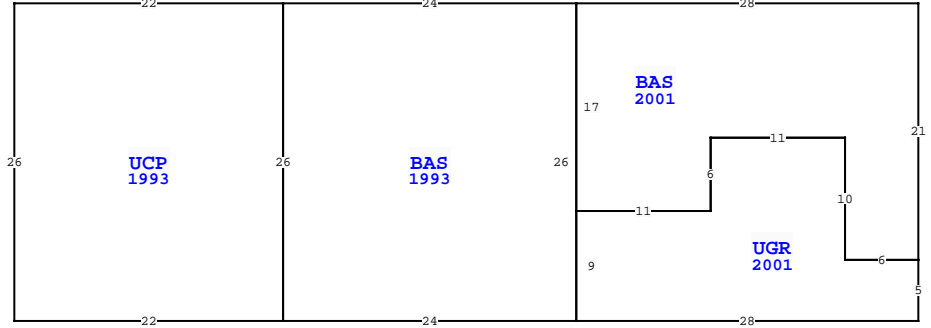
BUILDING DIMENSIONS											
BAS=[YR=2020] W15 FOP=[YR=2020] N4 W22 S4 W11 S5 E11 S3 E22 N8\$ S8 W22 N3 W11 N15 W14 S1 W9 S31 FGR=[YR=2020] S22 E8 S2 E8 N2 E7 N22 W23\$ E23 S11 E11 S5 E1 FOP=[YR=2020] S8 E35 N8 W35\$ E36 N38\$.											

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	100		RMH	404.00	160.00	1.48	AC		1.00	1.00	1.00	85,000.00	85,000.00	125,800							



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
2	ACCESSORY U	- 100%	- 2002											
				Heated Area: 1058					HX Base Yr 2002					



Quality	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
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	624	100	1993	624	9,999
BAS	434	100	2001	434	6,955
UCP	572	20	1993	114	1,827
UGR	294	45	2001	132	2,115
TOTALS	1,924			1,304	20,896

96180 DURDEN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025
INC DATE		AG DATE	MLU

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

NASSAU COUNTY PROPERTY			
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SALES DATA						
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GRANTOR: COOPER LOREE						
GRANTEE: MILLER LEWIS S & KA						
1010/1272	10/03/2001	WD	Q	I		79,000
GRANTOR: COOPER LOREE						
GRANTEE: MILLER LEWIS S & KA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2001] W28 BAS=[YR=1993] W24 UCP=[YR=1993] W22 S26 E22 N26 \$ S26 E24 UGR=[YR=2001] E28 N5 W6 N10 W11 S6 W11 S9\$ N26\$ S17 E11 N6 E11 S10 E6 N21\$.

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