



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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
BAS	1,512	100	1994
USP	270	50	2017
TOTALS	1,782		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,647	117.6000	99.96	164,634	1994	1994	0	0	70.00	30.00
1 M/H 94+ - 0% - 0			Heated Area: 1512			HX Base Yr					
TOTALS	1,782		1,647	49,390							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			49,390
TOTAL MARKET OB/XF VALUE			3,272
TOTAL LAND VALUE - MARKET			187,500
TOTAL MARKET VALUE			240,162
SOH/AGL Deduction			130,220
ASSESSED VALUE			109,942
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			109,942
TOTAL JUST VALUE			240,162
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			166,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 649	MH MOVE-ON	0	10/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/1158	9/16/2021	QC	U	I	11	100
GRANTOR: ADAMS JOHN D JR						
GRANTEE: ADAMS FAMILY TRUST						
1980/1569	5/15/2015	SW	U	I	12	38,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ADAMS JOHN D JR						

EXTRA FEATURES		96135 DURDEN RD, YULEE	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0812	CONCRETE C	2.40
2	1242	WD DECK A	10.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1994] W56 USP=[YR=2017] W10 S27 E10 N27\$ S27 E56 N27\$.	

LAND DESCRIPTION										TOTAL OB/XF										3,272				
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	200.00	130.00	1.00	LT		1.00	1.00	1.50	125,000.00	187,500.00	187,500							