IN OR 311 PG 313

HYERS DANNY E & HAZEL S
96068 DURDEN ROAD
YULEE, FL 32097

2025

38-3N-28-0000-0012-0270

BUILDING CHARACTERISTICS

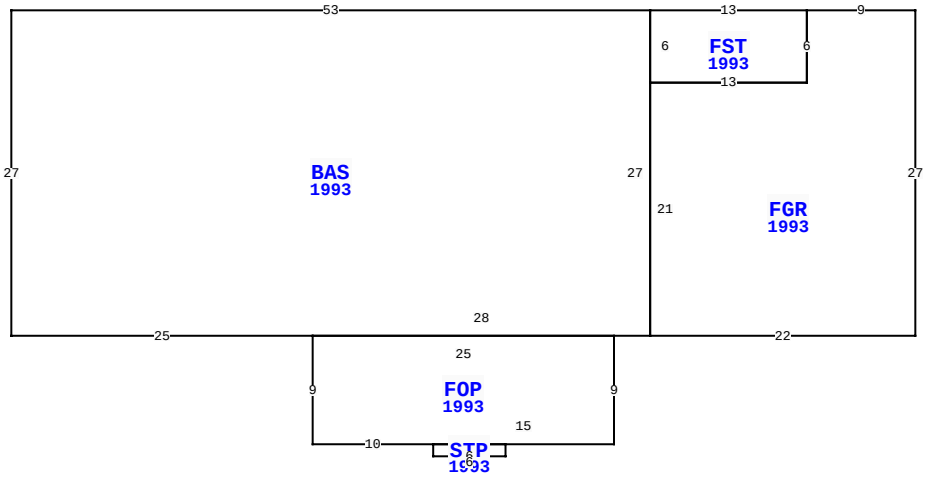
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,431	100	1993	1,431	150,165
FGR	516	55	1993	284	29,802
FOP	225	30	1993	68	7,136
FST	78	55	1993	43	4,512
STP	6	10	1993	1	105
TOTALS	2,256			1,827	191,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,827	143.7500	143.75	262,631	1980	1990	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 0 Heated Area: 1431 HX Base Yr 1977



96068 DURDEN RD, YULEE

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

EXTRA FEATURES

LN	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	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1980	1980	3	20	2,800	
2	0811	CONCRETE B	0	100	0	0	592.00	SF	5.20	5.20	100	1980	1980	3	30	924	
3	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	100	2015	2015	3	65	3,900	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		191,721
TOTAL MARKET OB/XF VALUE		7,624
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		324,345
SOH/AGL Deduction		210,851
ASSESSED VALUE		113,494
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,772
TOTAL JUST VALUE		324,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0224/0534	1/01/1976	WD	Q	V		4,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W53 S27 E25 FOP=[YR=1993] S9 E10 STP=[YR=1993] S1 E6 N1 W6$ E15 N9W25$ E28 FGR=[YR=1993] E22 N27W9 FST=[YR=1993] W13 S6 E13N6$ S6 W13 S21 $ N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,624

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	100		RMH	205.00	175.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 07/14/2020 BY KWA Total Acres: 0.81 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS