PARCEL 93-1 & 88-1
OR 138/395 & OR 138/397

GILL CYNTHIA ELAINE L/E/
85001 DURRANCE AVE
YULEE, FL 32097

**2025**

**42-2N-27-0000-0093-0010**

## BUILDING CHARACTERISTICS

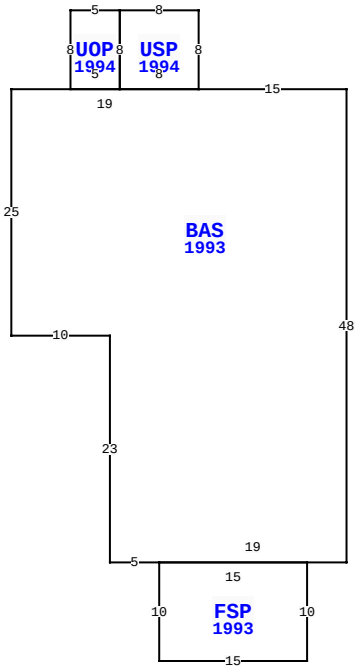
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 90 |
| Interior Wall | 04 | PLYWOOD 10 |
| Interior Floo | 08 | SHT VINYL 90 |
| Interior Floo | 14 | CARPET 10 |
| Air Condition | 03 | CENTRAL 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4053.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,402 | 100 | 1993 | 1,402 | 58,884 |
| FSP | 150 | 40 | 1993 | 60 | 2,520 |
| UOP | 40 | 20 | 1994 | 8 | 336 |
| USP | 64 | 30 | 1994 | 19 | 798 |
| TOTALS | 1,656 | | | 1,489 | 62,538 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,489 | 84.0000 | 84.00 | 125,076 | 1950 | 1950 | 0 | 0 | 0 | 50.00 | 50.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1402 HX Base Yr




| | |
|---|---|
| BLD DATE | |
| XF DATE | |
| INC DATE | |
| LGL DATE | |
| LAND DATE | 05/08/2025 MLU |
| AG DATE | |

85001 DURRANCE AVE, YULEE

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 62,538 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 66,640 |
| TOTAL MARKET VALUE | 129,178 |
| SOH/AGL Deduction | 29,111 |
| ASSESSED VALUE | 100,067 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 100,067 |
| TOTAL JUST VALUE | 129,178 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 123,595 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R992130 | REPAIR/RRF | 1,500 | 11/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2786/1887 | 5/09/2025 | FJ | U | I | 11 | 0 |
| GRANTOR: STRICKLAND MILDRED B | | | | | | |
| GRANTEE: GILL CYNTHIA ELAINE | | | | | | |
| 2786/1877 | 5/09/2025 | FJ | U | I | 11 | 0 |
| GRANTOR: STRICKLAND MIDRED B | | | | | | |
| GRANTEE: GILL CYNTHIA ELAINE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W15 USP=[YR=1994] N8 W8 UOP=[YR=1994] W5 S8 E5 N8$ S8 E8$ W19 S25 E10 S23 E5 FSP=[YR=1993] S10 E15N10 W15$ E19 N48$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0 | | OR | 0.00 | 0.00 | 0.98 | AC | | 1.00 | 1.00 | 0.80 | 85,000.00 | 68,000.00 | 66,640 | | | | | | | |

REVIEW DATE 12/13/2019 BY DJA Total Acres: 0.98 Total Land Value: 66,640 Market: 0 Agricultural: 0 Common: 66,640 PRINTED 07/30/2025 BY SYS