

PARLAND JACKIE/PARLAND LATREASE A
85031 DUANE RD
YULEE, FL 32097

42-2N-27-4613-0005-0100

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT		CD		31		HARDIE BRD 100		03		GABLE/HIP 100		0900		01		2,166		121.5200		160.41		347,448		2024		2024		0		0		0.00		100.00					
Exterior Wall										1 SNGL FAM - 100% - 2025										Heated Area: 1855										HX Base Yr 2025									
Roof Structur		03		COMP SHNGL 100		05		DRYWALL 100		11		CLAY TILE 100		04		AIR DUCTED 100		3 100		3 100		WOOD FRAME 100		1. 100															
Roof Cover		03		DRYWALL 100		11		CLAY TILE 100		04		AIR DUCTED 100		3 100		WOOD FRAME 100		1. 100																					
Interior Wall		03		COMP SHNGL 100		05		DRYWALL 100		11		CLAY TILE 100		04		AIR DUCTED 100		3 100		3 100		WOOD FRAME 100		1. 100															
Interior Floo		03		DRYWALL 100		11		CLAY TILE 100		04		AIR DUCTED 100		3 100		WOOD FRAME 100		1. 100																					
Air Condition		03		DRYWALL 100		11		CLAY TILE 100		04		AIR DUCTED 100		3 100		WOOD FRAME 100		1. 100																					
Heating Type		03		DRYWALL 100		11		CLAY TILE 100		04		AIR DUCTED 100		3 100		WOOD FRAME 100		1. 100																					
Bedrooms		03		DRYWALL 100		11		CLAY TILE 100		04		AIR DUCTED 100		3 100		WOOD FRAME 100		1. 100																					
Bathrooms		03		DRYWALL 100		11		CLAY TILE 100		04		AIR DUCTED 100		3 100		WOOD FRAME 100		1. 100																					
Frame		03		DRYWALL 100		11		CLAY TILE 100		04		AIR DUCTED 100		3 100		WOOD FRAME 100		1. 100																					
Stories		03		DRYWALL 100		11		CLAY TILE 100		04		AIR DUCTED 100		3 100		WOOD FRAME 100		1. 100																					
Units		03		DRYWALL 100		11		CLAY TILE 100		04		AIR DUCTED 100		3 100		WOOD FRAME 100		1. 100																					
		03		DRYWALL 100		11		CLAY TILE 100		04		AIR DUCTED 100		3 100		WOOD FRAME 100		1. 100																					
		03		DRYWALL 100		11		CLAY TILE 100		04		AIR DUCTED 100		3 100		WOOD FRAME 100		1. 100																					
Quality		03		DRYWALL 100		11		CLAY TILE 100		04		AIR DUCTED 100		3 100		WOOD FRAME 100		1. 100																					
DOR CODE		0100		DRYWALL 100		11		CLAY TILE 100		04		AIR DUCTED 100		3 100		WOOD FRAME 100		1. 100																					
MAP NUM		0100		DRYWALL 100		11		CLAY TILE 100		04		AIR DUCTED 100		3 100		WOOD FRAME 100		1. 100																					
NEIGHBORHOOD/LOC		4048.00		DRYWALL 100		11		CLAY TILE 100		04		AIR DUCTED 100		3 100		WOOD FRAME 100		1. 100																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,855		100		2025		1,855		297,561																													
FGR		455		55		2025		250		40,103																													
FOP		59		30		2025		18		2,887																													
FOP		144																																					