PT GOVT LOTS 1 & 2
PT OR 2312/473 BEING PARCEL A
IN OR 2314/286

RANAHAN JUDY A
96019 DURDEN RD
YULEE, FL 32097

2026

38-3N-28-0000-0012-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
BUD8 Adjustme	04	DIST 01 100
Quality	06	Quality Level 06

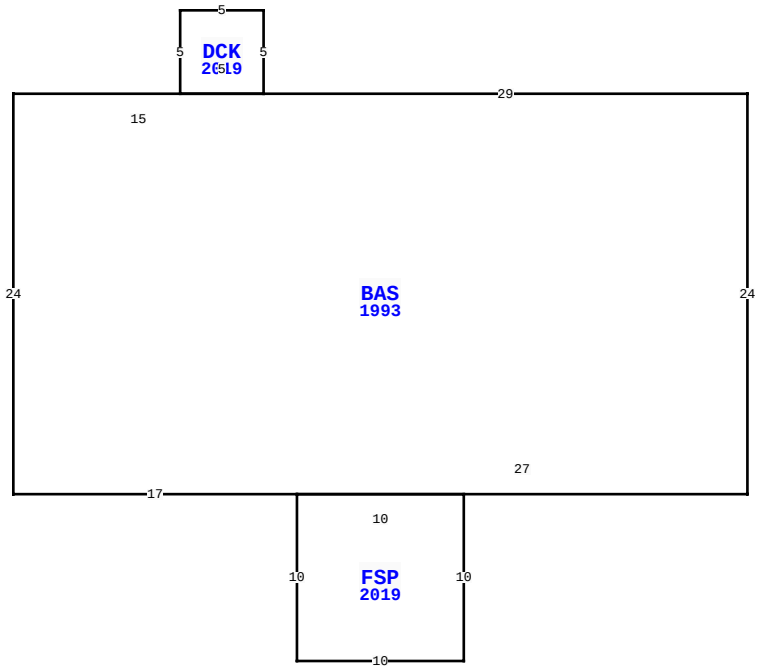
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	95,059
DCK	25	15	2019	4	360
FSP	100	60	2019	60	5,401
TOTALS	1,181			1,120	100,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,120	155.7400	132.38	148,266	1993	2013	0	0	0	32.00	68.00

1 M/H 93- 100% - 2020 Heated Area: 1056 HX Base Yr 2020



96019 DURDEN RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		100,821
TOTAL MARKET OB/XF VALUE		4,180
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		230,001
SOH/AGL Deduction		104,192
ASSESSED VALUE		125,809
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,398
TOTAL JUST VALUE		230,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-069	MH MOVE-ON	42,000	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2314/0286	10/22/2019	WD	Q	I	01	130,000
GRANTOR: LEIBMAN MARILYN C						
GRANTEE: RANAHAN JUDY A						
2312/0473	10/10/2019	WD	U	I	11	100
GRANTOR: LEIBMAN MARILYN C						
GRANTEE: LEIBMAN MARILYN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 DCK=[YR=2019] N5 W5 S5 E5$ W15 S24 E17
FSP=[YR=2019] S10 E10 N10 W10$ E27 N24$.

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	0511	GARAGE CB-	0	100	22	20	440.00	SF	40.00	40.00	100	1970	1970	3	20	3,520	
2	0681	POLE SHED	0	100	22	10	220.00	SF	15.00	15.00	100	1980	1980	3	20	660	

LAND DESCRIPTION

TOTAL OB/XF 4,180

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.49 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS