IN OR 2650/132

JOHNSON CHRISTOPHER W/PARSONS PATRICIA M
96083 DURDEN RD
YULEE, FL 32097

2026

38-3N-28-0000-0012-0140

BUILDING CHARACTERISTICS

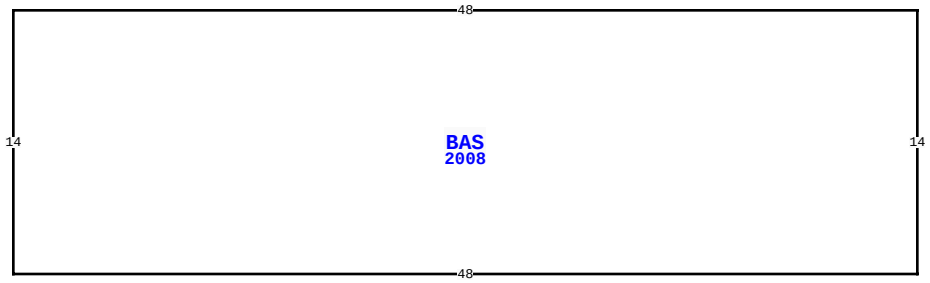
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	2008	672	26,725
TOTALS	672			672	26,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	111.4000	94.69	63,632	1986	2000	0	0	0	58.00	42.00

2 M/H 93- 0% - 2024 Heated Area: 672 HX Base Yr



96069 DURDEN RD, YULEE

BLD DATE	10/02/2014 KK	LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	26,725
TOTAL MARKET OB/XF VALUE	18,024
TOTAL LAND VALUE - MARKET	187,500
TOTAL MARKET VALUE	232,249
SOH/AGL Deduction	49,520
ASSESSED VALUE	182,729
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	182,729
TOTAL JUST VALUE	232,249
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
995840	CHNGE SRVC	0	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/132	6/09/2023	QC	U	I	11	100
GRANTOR: BLACKWELDER JOHN JAME						
GRANTEE: JOHNSON CHRISTOPHER						
2637/557	4/27/2023	QC	U	I	11	60,000
GRANTOR: BLACKWELDER JOHN JAME						
GRANTEE: JOHNSON CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W48 S14 E48 N14$.

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	0	36	22	792.00	SF	35.00	35.00	100	1980	1980	3	20	5,544	
2	0681	POLE SHED	0	0	20	8	160.00	SF	15.00	15.00	100	1980	1980	3	20	480	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 18,024

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	0005	RMH	200.00	125.00	1.00	LT		1.00	1.00	1.50	125,000.00	187,500.00	187,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.60 Total Land Value: 187,500 Market: 0 Agricultural: 0 Common: 187,500 PRINTED 07/09/2026 BY SYS