PARCELS 12-17 & 12-21
IN OR 1018/765

MILLER LEWIS S & KAREN C
96180 DURDEN ROAD
YULEE, FL 32097

2026

38-3N-28-0000-0012-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

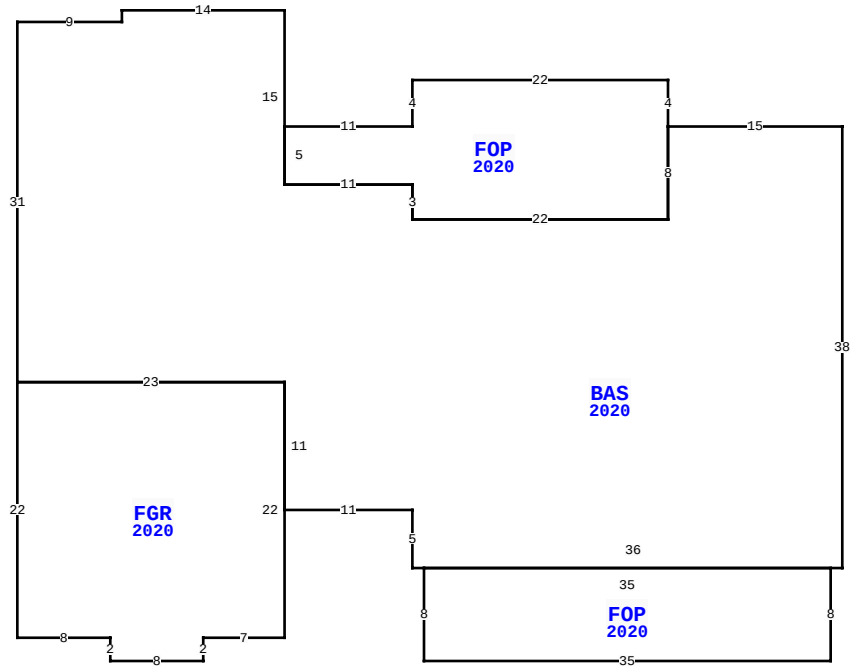
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,265	100	2020	2,265	348,337
FGR	522	55	2020	287	44,138
FOP	280	30	2020	84	12,918
FOP	319	30	2020	96	14,764
TOTALS	3,386			2,732	420,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,732	112.8960	156.93	428,733	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2002 Heated Area: 2265 HX Base Yr 2002



96180 DURDEN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		469,919
TOTAL MARKET OB/XF VALUE		1,960
TOTAL LAND VALUE - MARKET		133,200
TOTAL MARKET VALUE		605,079
SOH/AGL Deduction		244,651
ASSESSED VALUE		360,428
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		309,017
TOTAL JUST VALUE		605,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		534,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1912663	CO ISSUED	0	06/30/2020
B1912663	NEW CONSTR	316,537	12/12/2019
5673	REMODEL	3,995	04/24/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1018/0765	11/06/2001	WD	U	I	07	100
GRANTOR: COOPER LOREE						
GRANTEE: MILLER LEWIS S & KA						
1010/1272	10/03/2001	WD	Q	I		79,000
GRANTOR: COOPER LOREE						
GRANTEE: MILLER LEWIS S & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W15 FOP=[YR=2020] N4 W22 S4 W11 S5 E11 S3 E22 N8$ S8 W22 N3 W11 N15 W14 S1 W9 S31 FGR=[YR=2020] S22 E8 S2 E8 N2 E7 N22 W23$ E23 S11 E11 S5 E1 FOP=[YR=2020] S8 E35 N8 W35$ E36 N38$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	98	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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	404.00	160.00	1.48	AC		1.00	1.00	1.00	90,000.00	90,000.00	133,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.48 Total Land Value: 133,200 Market: 0 Agricultural: 0 Common: 133,200 PRINTED 07/09/2026 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

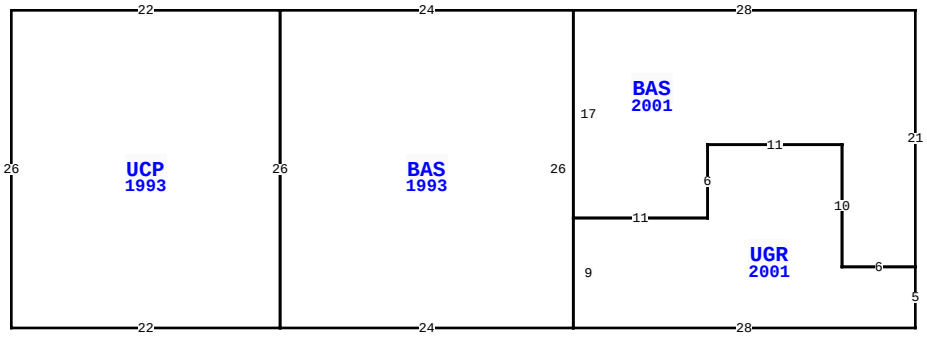
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	1993	624	23,812
BAS	434	100	2001	434	16,562
UCP	572	20	1993	114	4,350
UGR	294	45	2001	132	5,037
TOTALS	1,924			1,304	49,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,304	85.1760	47.70	62,201	1976	1985	0	0	0	20.00	80.00

2 ACCESORY U 100% - 2002 Heated Area: 1058 HX Base Yr 2002



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1010/1272	10/03/2001	WD	Q	I		79,000
GRANTOR: COOPER LOREE						
GRANTEE: MILLER LEWIS S & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W28 BAS=[YR=1993] W24 UCP=[YR=1993] W22 S26 E22 N26 $ S26 E24 UGR=[YR=2001] E28 N5 W6 N10 W11 S6 W11 S9$ N26$ S17 E11 N6 E11 S10 E6 N21$.

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

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