IN OR 2497/1158
R621442 & R621443

ADAMS FAMILY TRUST/ADAMS JOHN D JR TRUSTEE
909 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2026

38-3N-28-0000-0012-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

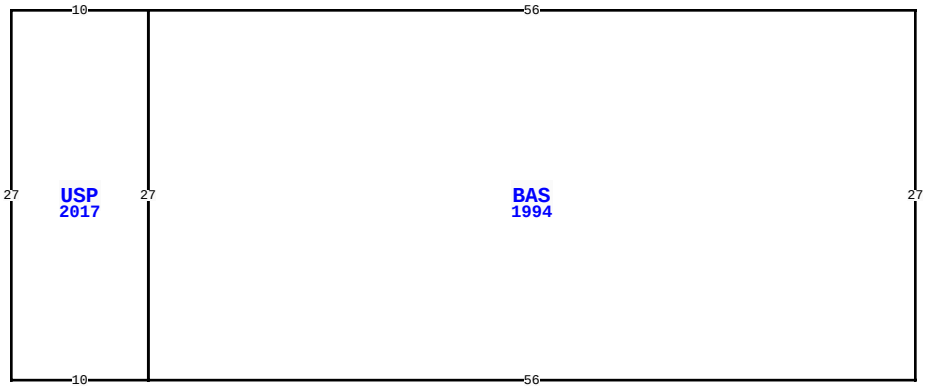
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,512	100	1994	1,512	48,009
USP	270	50	2017	135	4,286
TOTALS	1,782			1,647	52,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,647	117.6000	105.84	174,318	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ 0% - 0 Heated Area: 1512 HX Base Yr



96135 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	52,295
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	187,500
TOTAL MARKET VALUE	241,095
SOH/AGL Deduction	120,159
ASSESSED VALUE	120,936
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	120,936
TOTAL JUST VALUE	241,095
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 649	MH MOVE-ON	0	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/1158	9/16/2021	QC	U	I	11	100
GRANTOR: ADAMS JOHN D JR						
GRANTEE: ADAMS FAMILY TRUST						
1980/1569	5/15/2015	SW	U	I	12	38,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ADAMS JOHN D JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W56 USP=[YR=2017] W10 S27 E10 N27$ S27 E56 N27$.

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
2	1242	WD DECK A	0	0	10	20	200.00	SF	10.00	10.00	100	2016	2016	3	65	1,300	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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		RMH	200.00	130.00	1.00	LT		1.00	1.00	1.50	125,000.00	187,500.00	187,500							

REVIEW DATE 06/05/2024 BY KBA Total Acres: 0.61 Total Land Value: 187,500 Market: 0 Agricultural: 0 Common: 187,500 PRINTED 07/09/2026 BY SYS