PT JOHN LOWE MILL GRANT
SEC 42-2N-27E IN OR 2539/745

BOX-WRIGHT LINDA
85026 DURRANCE AVE
YULEE, FL 32097

2026

42-2N-27-0000-0091-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

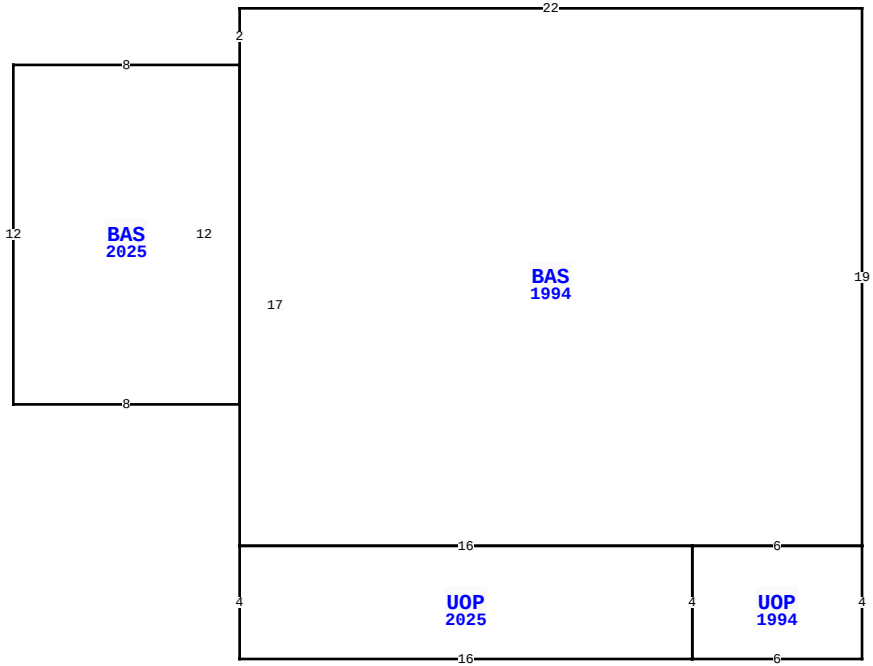
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	418	100	1994	418	46,142
BAS	96	100	2025	96	10,597
UOP	24	20	1994	5	552
UOP	64	20	2025	13	1,435
TOTALS	602			532	58,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	532	127.0500	133.40	70,969	1935	1985	0	0	0	17.25	82.75

1 SINGLE FAM 0% - 2023 Heated Area: 514 HX Base Yr



85026 DURRANCE AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	77,533
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,625
TOTAL MARKET VALUE	128,158
SOH/AGL Deduction	0
ASSESSED VALUE	128,158
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,158
TOTAL JUST VALUE	128,158
NCON VALUE	18,806
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2600005300	NEW SHED 12 X 24	20,468	05/18/2026
240013185	PREFABRICATED GAR	51,296	11/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2539/0745	2/15/2022	WD	Q	I	02	110,000
GRANTOR: MILLER JOHN & KARA						
GRANTEE: BOX WRIGHT LINDA						
2368/1804	6/15/2020	WD	Q	I	01	60,000
GRANTOR: ANTIKAMNIA LLC						
GRANTEE: MILLER JOHN & KARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=0,0] W22 S2 S17 E16 E6 N19 $
BAS=[YR=2025;ORIG=-22,2] W8 S12 E8 N12 $
UOP=[YR=1994;ORIG=-6,23] E6 N4 W6 S4 $
UOP=[YR=2025;ORIG=-22,19] E16 S4 W16 N4 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	140.00	140.00	0.45	AC		1.00	1.00	1.25	90,000.00	112,500.00	50,625							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.45 Total Land Value: 50,625 Market: 0 Agricultural: 0 Common: 50,625 PRINTED 07/09/2026 BY SYS

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2026

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BUILDING CHARACTERISTICS

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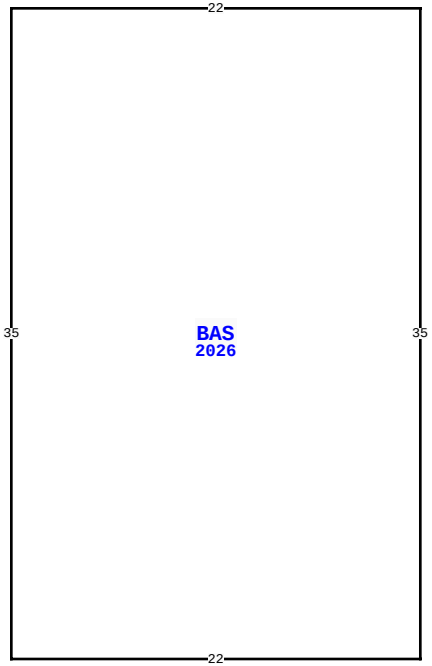
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100	2026	770	18,806
TOTALS	770			770	18,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	770	63.2500	24.67	18,996	2025	2025	0	0	0	1.00	99.00

2 GARAGE RES 0% - 2026 Heated Area: 770 HX Base Yr



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GRANTEE: BOX WRIGHT LINDA						
2368/1804	6/15/2020	WD	Q	I	01	60,000
GRANTOR: ANTIKAMNIA LLC						
GRANTEE: MILLER JOHN & KARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=50,10] E22 S35 W22 N35 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.45 Total Land Value: 50,625 Market: 0 Agricultural: 0 Common: 50,625 PRINTED 07/09/2026 BY SYS