PARCEL 93-1 & 88-1
OR 138/395 & OR 138/397

STRICKLAND ROBERT KEITH
85001 DURRANCE AVE
YULEE, FL 32097

2026

42-2N-27-0000-0093-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

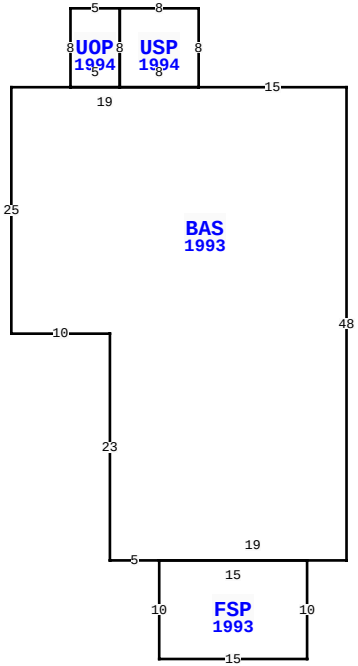
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,402	100	1993	1,402	114,445
FSP	150	40	1993	60	4,898
UOP	40	20	1994	8	653
USP	64	30	1994	19	1,551
TOTALS	1,656			1,489	121,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,489	105.0600	110.31	164,252	1950	1950	0	0	0	26.00	74.00

1 SINGLE FAM 0% - 2026 Heated Area: 1402 HX Base Yr



85001 DURRANCE AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	121,546
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,560
TOTAL MARKET VALUE	192,106
SOH/AGL Deduction	0
ASSESSED VALUE	192,106
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,106
TOTAL JUST VALUE	192,106
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R992130	REPAIR/RRF	1,500	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2786/1887	5/09/2025	FJ	U	I	11	0
GRANTOR: STRICKLAND MILDRED B						
GRANTEE: GILL CYNTHIA ELAINE						
2786/1877	5/09/2025	FJ	U	I	11	0
GRANTOR: STRICKLAND MIDRED B						
GRANTEE: GILL CYNTHIA ELAINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 USP=[YR=1994] N8 W8 UOP=[YR=1994] W5 S8 E5 N8$ S8 E8$ W19 S25 E10 S23 E5 FSP=[YR=1993] S10 E15N10 W15$ E19 N48$.

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	0.00	0.00	0.98	AC		1.00	1.00	0.80	90,000.00	72,000.00	70,560							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.98 Total Land Value: 70,560 Market: 0 Agricultural: 0 Common: 70,560 PRINTED 07/09/2026 BY SYS