PT OF LOT 16
IN OR 2425/1501
YULEE FARMS #2 PB 3/23

PADEN BRIAN A
85164 HURRICANE LANE
YULEE, FL 32097

2023

42-2N-27-4540-0016-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

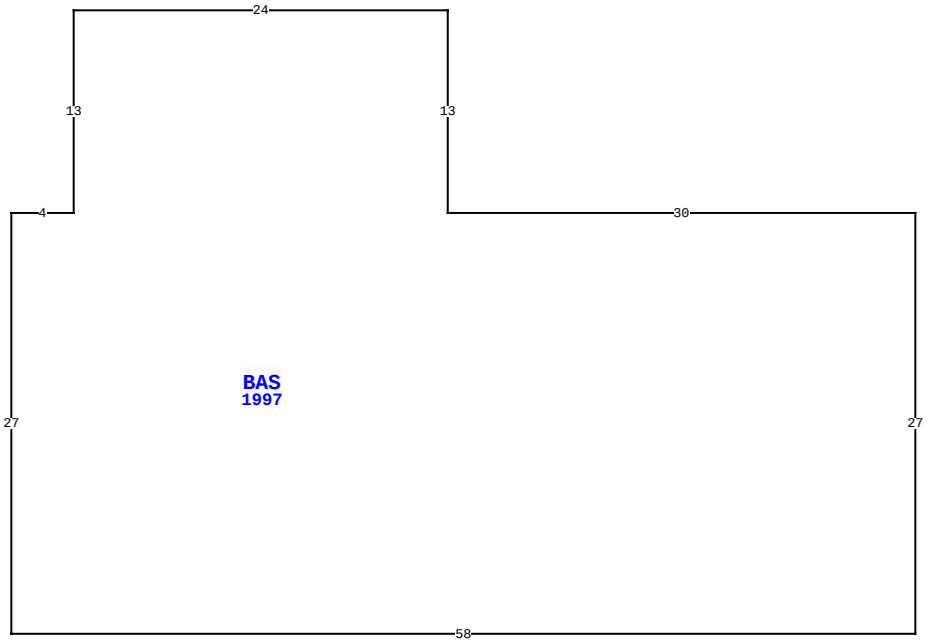
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	1,878	84,219
TOTALS	1,878		1,878	84,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,878	123.2000	86.24	161,959	1997	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2005 Heated Area: 1878 HX Base Yr 2005



85164 HURRICANE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		84,219
TOTAL MARKET OB/XF VALUE		3,838
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		168,057
SOH/AGL Deduction		94,741
ASSESSED VALUE		73,316
TOTAL EXEMPTION VALUE	HX HB WR	53,316
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		168,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971958	MH MOVE-ON	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2425/1501	12/26/2020	QC	U	I	11	100
GRANTOR: PADEN BRIAN A						
GRANTEE: PADEN BRIAN A						
2004/1723	9/24/2015	QC	U	I	11	100
GRANTOR: PADEN BRIAN A & DIANE						
GRANTEE: PADEN BRIAN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W30 N13 W24 S13 W4 S27 E58 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
3	0752	USP	0	100	13	16	208.00	SF	15.00	15.00	100	1997	1997	3	26	811	
4	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	1997	1997	3	20	32	
5	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	1997	1997	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 3,838

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	000102	C	SFR/MH	100	0002	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 03/08/2021 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS