

PT OF LOT 17 (EX S-4)
IN OR 1953/253
2003 FTWD TW/MH

RIVERA ELIOT
85075 HURRICANE LANE
YULEE, FL 32097

2023

42-2N-27-4540-0017-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0800	02	3,386	116.8000	81.76	276,839	2003	2003	0	0	0	46.00	54.00																	
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2020										Heated Area: 3372										HX Base Yr 2020									
Roof Cover	03	COMP SHNGL 100								45 BAS 2004 45 54 6 FOP 2004 16																													
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 70																																					
Interior Floo	08	SHT VINYL 30																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		5 100																																					
Bathrooms		3 100																																					
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	3,372	100	3,372	148,875																																			
FOP	48	30	14	618																																			
TOTALS		3,420	3,386	149,493																																			
EXTRA FEATURES										85075 HURRICANE LN, YULEE										BLD DATE 03/17/2015 KK LGL DATE XF DATE INC DATE LAND DATE AG DATE																			
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																							
3	1242	WD DECK A	0 100	6	5	30.00	SF	10.00	10.00	100	2004	2004	3	24	72																								
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115																								
6	1242	WD DECK A	0 100	4	4	16.00	SF	10.00	10.00	100	2004	2004	3	24	38																								
7	1242	WD DECK A	0 100	4	6	24.00	SF	10.00	10.00	100	2004	2004	3	24	58																								
LAND DESCRIPTION		TOTAL OB/XF										3,283																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000115	C	SFR ACRES	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																																							