

PT OF LOT 17 (S-1)
IN OR 2324/666 R816206
ESMT IN OR 668/978

JACOBS RACHEL N & JENNIFER
85151 HURRICANE LN
YULEE, FL 32097

2023

42-2N-27-4540-0017-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	12
Interior Wall	04
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	1.
Units	0

Quality	03
DOR CODE	0200
MAP NUM	
NEIGHBORHOOD/LOC	4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	25,645
FOP	25	30	8	193
FOP	25	30	8	193

TOTALS	1,114	1,080	26,030
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EXTRA FEATURES	
L N	OB/XF CODE
2	0810
3	0940

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,080	123.6000	80.34	86,767	1992	1992	0	0	70.00	30.00
1 M/H 93- - 100% - 2020											
Heated Area: 1064											
HX Base Yr 2020											
BAS 1993											
FOP 2010											
FOP 2010											

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

LAND DESCRIPTION		TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0002	OR	0.00	0.00	1.00	AC	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			26,030
TOTAL MARKET OB/XF VALUE			3,820
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			109,850
SOH/AGL Deduction			47,394
ASSESSED VALUE			62,456
TOTAL EXEMPTION VALUE	HX HB		37,456
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			109,850
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			80,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9149	MH MOVE-ON	18,000	12/14/1992

SALES DATA	
OFF RECORD Number	DATE
2324/0666	11/22/2019
GRANTOR: MCDUFFIE BARBARA C &	
GRANTEE: JACOBS RACHEL N & J	
1960/1982	2/03/2015
GRANTOR: MCDUFFIE BARBARA C	
GRANTEE: MCDUFFIE BARBARA C	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W50FOP=[YR=2010] N5 W5 S5 E5 \$ W26 S14	
E46FOP=[YR=2010] S5 E5 N5 W5 \$ E30 N14\$.	