PT OF LOT 17
IN OR 2387/764
YULEE FARMS #2 PB 3/23

THRIFT NANCY & ET AL/BERNARD SIBYL JEANNE THRIFT
85139 HURRICANE LN
YULEE, FL 32097

2023

42-2N-27-4540-0017-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

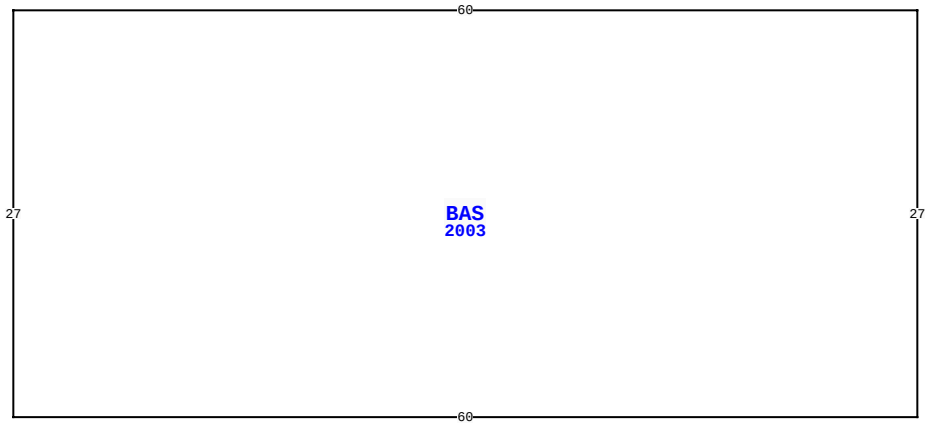
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,620	100	1,620	83,825
TOTALS	1,620		1,620	83,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	123.2000	86.24	139,709	2001	2006	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2016 Heated Area: 1620 HX Base Yr 2016



85139 HURRICANE LN, YULEE

BLD DATE	05/07/2015 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		83,825
TOTAL MARKET OB/XF VALUE		10,447
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		174,272
SOH/AGL Deduction		103,877
ASSESSED VALUE		70,395
TOTAL EXEMPTION VALUE	HX HB WX	49,742
BASE TAXABLE VALUE		20,653
TOTAL JUST VALUE		174,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034139	MH MOVE-ON	0	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2387/0764	6/25/2020	QC	U	I	11	39,700
GRANTOR: THRIFT RICHARD & NANC						
GRANTEE: THRIFT RICHARD & NA						
2001/1147	9/03/2015	SW	U	I	12	65,100
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: THRIFT RICHARD & NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W60 S27 E60 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
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2003	2003	3	22	1,584	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
5	0681	POLE SHED	0	100	12	11	132.00	SF	15.00	15.00	100	2005	2005	3	44	871	
6	0681	POLE SHED	0	100	24	25	600.00	SF	15.00	15.00	100	2005	2005	3	44	3,960	
7	0752	USP	0	0	12	8	96.00	SF	15.00	15.00	100	2012	2012	3	71	1,022	

LAND DESCRIPTION

TOTAL OB/XF 10,447

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	000115	C	SFR ACRES	100	0007	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