PT OF LOT 17 S-4
IN OR 2259/1125
R/W OR 1077/1707

TROXELL JAMES JOSEPH
85109 HURRICANE LN
YULEE, FL 32097

2023

42-2N-27-4540-0017-0040

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

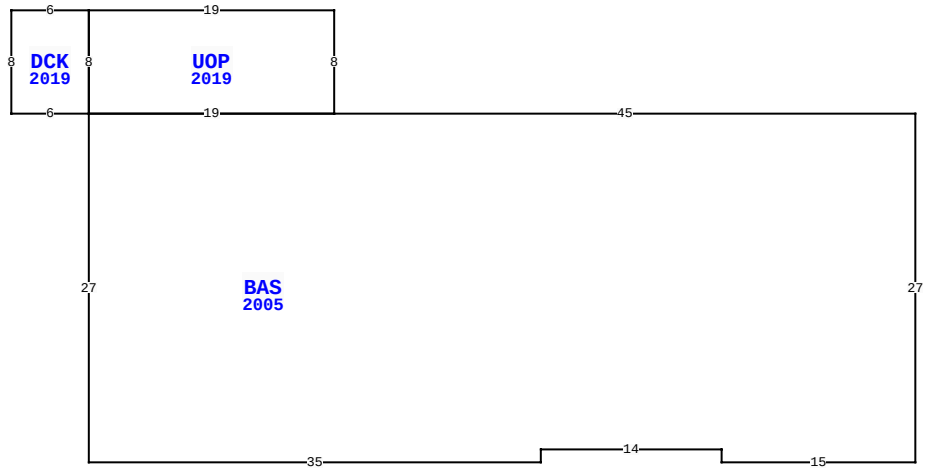
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,714	100	1,714	60,393
DCK	48	15	7	247
UOP	152	25	38	1,339
TOTALS	1,914		1,759	61,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,759	123.2000	80.08	140,861	1993	1998	0	0	0	56.00	44.00

1 M/H 93- – 100% - 2006 Heated Area: 1714 HX Base Yr 2006



85109 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		61,979
TOTAL MARKET OB/XF VALUE		6,030
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		148,009
SOH/AGL Deduction		93,840
ASSESSED VALUE		54,169
TOTAL EXEMPTION VALUE	HX HB	29,169
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		148,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531328	GARAGE	24,100	10/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2259/1125	3/01/2019	QC	U	I	11	100
GRANTOR: TROXELL JAMES JOSEPH						
GRANTEE: TROXELL JAMES J						
1715/1230	11/22/2010	QC	U	I	11	100
GRANTOR: TROXELL JAMES JOSEPH						
GRANTEE: TROXELL JAMES JOSEP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W45 UOP=[YR=2019] N8 W19 DCK=[YR=2019] W6 S8 E6 N8$ S8 E19$ W19 S27 E35 N1 E14 S1 E15 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
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
5	0810	CONCRETE A	0	100	30	18	540.00	SF	6.50	6.50	100	2015	2015	3	96	3,370	

LAND DESCRIPTION

TOTAL OB/XF 6,030

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		0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/13/2020 BY NW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS