

BLOCK 8 LOT 10
R433984 & R433985
YULEE WOODS #3 PB 5/239

HURST WILLIAM & DIANA
96136 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2023

42-2N-27-4613-0008-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
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	04	Quality Level 04
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	960	100	960	79,156
BAS	384	100	384	31,662
FOP	96	30	29	2,391
FOP	192	30	58	4,782
TOTALS	1,632		1,431	117,991

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
2	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2016	2016	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 08/25/2020 BY NWA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,431	136.4000	88.66	126,872	1991	2017	0	0	0	7.00	93.00

1 M/H 93- - 0% - 0

Heated Area: 1344

HX Base Yr

8

32

12

12

8

32

24

24

36

24

8

8

24

FOP

2010

BAS

2010

BAS

1993

FOP

2010

BLD DATE

LGL DATE

TOTAL OB/XF														
3,120														

TOTAL OB/XF														
3,120														

Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			117,991
TOTAL MARKET OB/XF VALUE			3,120
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			201,111
SOH/AGL Deduction			34,495
ASSESSED VALUE			166,616
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			166,616
TOTAL JUST VALUE			201,111
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			151,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8710	MH MOVE-ON	17,000	10/21/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2475/1131	6/28/2021	WD	U	I	11	100
GRANTOR: FREEMAN CYNTHIA & BRO						
GRANTEE: HURST WILLIAM & DIA						
2475/0024	6/28/2021	WD	Q	I	02	195,000
GRANTOR: FREEMAN CYNTHIA & BRO						
GRANTEE: HURST WILLIAM & DIA						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2010] W32 FOP=[YR=2010] W8 S12 BAS=[YR=1993] S24 E4 FOP=[YR=2010] S8 E24 N8 W24 \$ E36 N24 W40 \$ E8 N12 \$ S12 E32 N12 \$.														

OTHER ADJUSTMENTS AND NOTES														

Common: 80,000 PRINTED 08/02/2023 BY SYS