

MAKAUSKAS DONALD/BOYER MARY H  
85126 HURRICANE LANE  
YULEE, FL 32097

**42-2N-27-4540-0016-0030**

BUILDING CHARACTERISTICS

ELEMENTCD

05AVERAGE 100

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 80

08SHT VINYL 20

03CENTRAL 100

04AIR DUCTED 100

5 100  
3 100

02WOOD FRAME 100

1. 1. 100  
0 100

03Quality Level 03

0200MOBILE HOME

MKT AREA04

4048.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,5601001,56090,502

BAS72010072041,770

TOTALS2,2802,280132,272

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199819983812,835

20751UOP010012784.00SF10.0010.0010019991999327227

30681POLE SHED010012784.00SF15.0015.0010020012001329365

41242WD DECK A01000098.00SF10.0010.0010020012001320196

LAND DESCRIPTIONTOTAL OB/XF3,623

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH1000002OR0.000.000.88AC1.001.001.0080,000.0080,000.0070,400

2009400CRIGHTOFWAY0OR0.000.000.12AC1.001.001.00100.00100.0012

REVIEW DATE03/08/2021BYNWA

Total Acres: 1.00Total Land Value: 70,412Market: 0Agricultural: 0Common: 70,412PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800022,280117.200087.90200,4121998201000034.0066.00

1 M/H 94+ - 100% - 2020Heated Area: 2280HX Base Yr 2020

BLD DATEXF DATEINC DATELGL DELAND DATEAG DATE

85126 HURRICANE LN, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE132,272

TOTAL MARKET OB/XF VALUE3,623

TOTAL LAND VALUE - MARKET70,412

TOTAL MARKET VALUE206,307

SOH/AGL Deduction56,356

ASSESSED VALUE149,951

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE99,951

TOTAL JUST VALUE206,307

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE201,321

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2298/05958/14/2019WDQI02172,000

GRANTOR: SKINNER SPENCER & TIG

GRANTEE: MAKASKAS DONALD &

2109/07573/27/2017WDQI01120,000

GRANTOR: PATTERSON JACKIE

GRANTEE: SKINNER SPENCER & T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W52 S30 E28 BAS=[YR=2009] S30 E24 N30 W24\$ E24 N30\$.