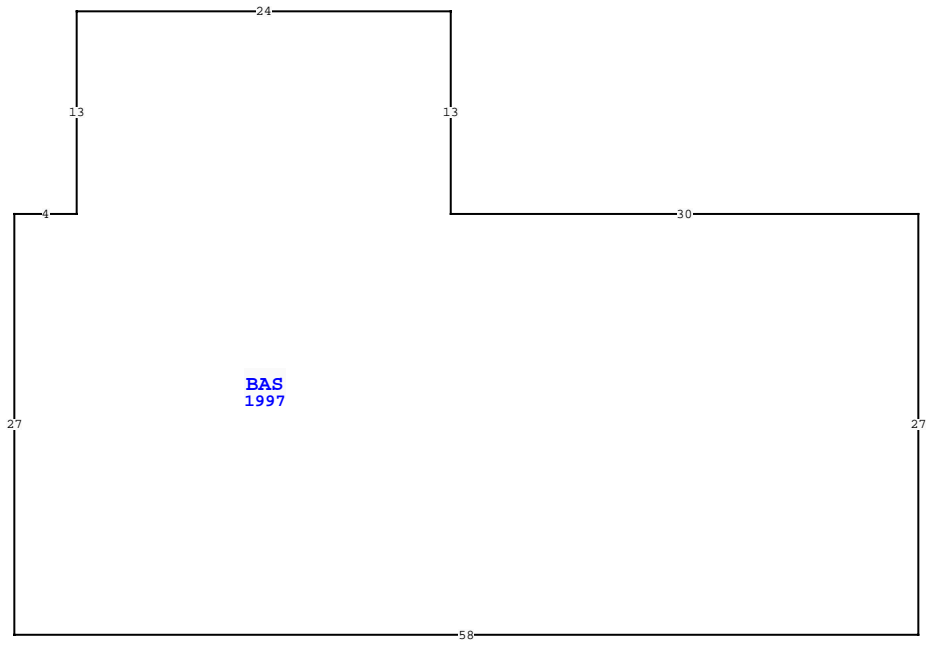




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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	YEAR
BAS	1,878	100	1997
TOTALS	1,878		1,878
			94,399

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,878	123.2000	104.72	196,664	1997	2002	0	0	52.00	48.00		
1 M/H 94+ - 100% - 2005 Heated Area: 1878 HX Base Yr 2005													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			94,399
TOTAL MARKET OB/XF VALUE			3,706
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			183,105
SOH/AGL Deduction			105,400
ASSESSED VALUE			77,705
TOTAL EXEMPTION VALUE	HX HB WR		55,722
BASE TAXABLE VALUE			21,983
TOTAL JUST VALUE			183,105
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			170,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971958	MH MOVE-ON	0	10/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2425/1501	12/26/2020	QC	U	I	11	100
GRANTOR: PADEN BRIAN A						
GRANTEE: PADEN BRIAN A						
2004/1723	9/24/2015	QC	U	I	11	100
GRANTOR: PADEN BRIAN A & DIANE						
GRANTEE: PADEN BRIAN A						

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	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	1997	1997	3	79	2,765	
2	0752	USP	0	100	13	16	208.00	SF	15.00	100	1997	1997	3	24	749	
3	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	100	1997	1997	3	20	32	
4	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	100	1997	1997	3	20	160	

TOTAL OB/XF														3,706
85164 HURRICANE LN, YULEE														
BLD DATE														LGL DATE
XF DATE														LAND DATE
INC DATE														AG DATE
														05/08/2025
														MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1997] W30 N13 W24 S13 W4 S27 E58 N27S.													

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0002	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							