PT OF LOT 17 (EX S-4)
IN OR 1953/253
2003 FTWD TW/MH

RIVERA ELIOT
85075 HURRICANE LANE
YULEE, FL 32097

2025

42-2N-27-4540-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

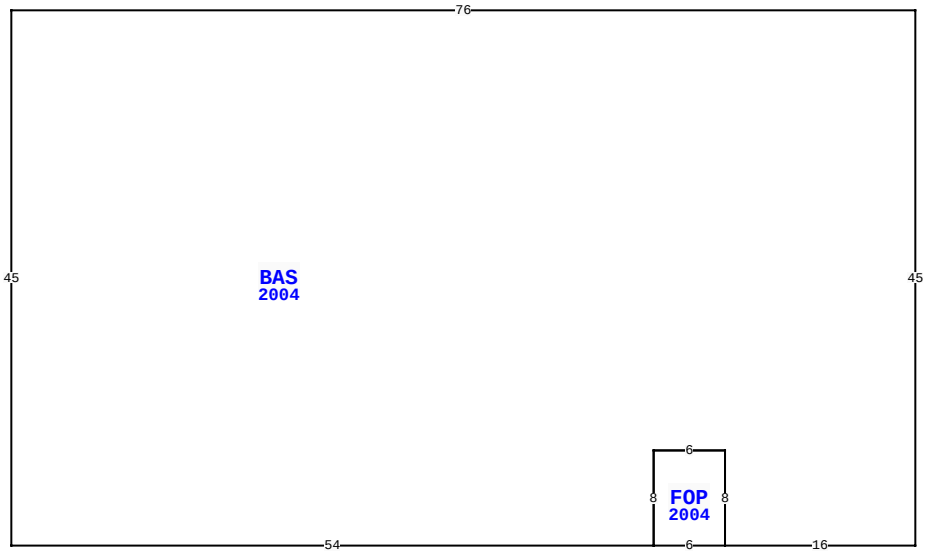
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,372	100	2004	3,372	167,386
FOP	48	30	2004	14	695
TOTALS	3,420			3,386	168,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	3,386	116.8000	99.28	336,162	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2020 Heated Area: 3372 HX Base Yr 2020



BLD DATE	03/17/2015	KK	LGL DATE
XF DATE			LAND DATE 05/08/2025 MLU
INC DATE			AG DATE

85075 HURRICANE LN, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		168,081
TOTAL MARKET OB/XF VALUE		3,192
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		256,273
SOH/AGL Deduction		81,064
ASSESSED VALUE		175,209
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,487
TOTAL JUST VALUE		256,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044393	MH MOVE-ON	0	07/01/2004
MH013475	MH MOVE-ON	0	04/01/2001
P014668	NEW CONSTR	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1953/0253	12/11/2014	QC	U	I	11	100
GRANTOR: RIVERA ELIZABETH						
GRANTEE: RIVERA ELIOT						
1233/0200	5/25/2004	WD	U	V	07	100
GRANTOR: WILSON WILLIE E JR &						
GRANTEE: RIVERA GUILLERMO &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S45 E54 FOP=[YR=2004] E6 N8 W6 S8$ N8 E6 S8 E16 N45 $.

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
1	1242	WD DECK A	0	100	6	5	30.00	SF	10.00	10.00	100	2004	2004	3	21	63	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
3	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	2004	2004	3	21	34	
4	1242	WD DECK A	0	100	4	6	24.00	SF	10.00	10.00	100	2004	2004	3	21	50	

LAND DESCRIPTION

TOTAL OB/XF 3,192

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	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							

REVIEW DATE 03/08/2021 BY NWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS