PT OF LOT 17 (S-1)
IN OR 2324/666 R816206
ESMT IN OR 668/978

JACOBS RACHEL N & JENNIFER
85151 HURRICANE LN
YULEE, FL 32097

2025

42-2N-27-4540-0017-0010

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	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

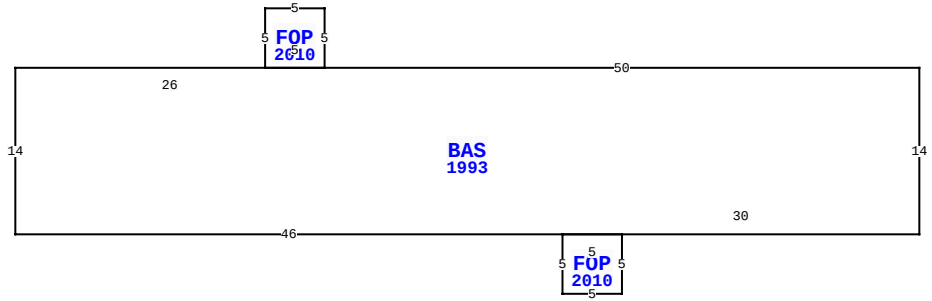
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1993	1,064	31,562
FOP	25	30	2010	8	237
FOP	25	30	2010	8	237
TOTALS	1,114			1,080	32,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,080	123.6000	98.88	106,790	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2020 Heated Area: 1064 HX Base Yr 2020



85151 HURRICANE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		32,037
TOTAL MARKET OB/XF VALUE		3,682
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		120,719
SOH/AGL Deduction		54,523
ASSESSED VALUE		66,196
TOTAL EXEMPTION VALUE	HX HB	41,196
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		120,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9149	MH MOVE-ON	18,000	12/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2324/0666	11/22/2019	WD	U	I	37	35,000
GRANTOR: MCDUFFIE BARBARA C &						
GRANTEE: JACOBS RACHEL N & J						
1960/1982	2/03/2015	QC	U	I	11	100
GRANTOR: MCDUFFIE BARBARA C						
GRANTEE: MCDUFFIE BARBARA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50FOP=[YR=2010] N5 W5 S5 E5 $ W26 S14
E46FOP=[YR=2010] S5 E5 N5 W5 $ E30 N14$.

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	0810	CONCRETE A	0	100	23	23	529.00	SF	6.50	6.50	100	1995	1995	3	68	2,338	
2	0940	SHEDS/PORT	0	100	14	16	224.00	SF	30.00	30.00	100	1997	1997	3	20	1,344	

LAND DESCRIPTION

TOTAL OB/XF 3,682

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