

HOLLOWAY KANDY W & DAVID
85109 HURRICANE LN
YULEE, FL 32097

42-2N-27-4540-0017-0040

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																		
Exterior Wall	25	MOD METAL 100	6500	01	540	63.2500	23.40	12,636	2024	2024	0	0	0	1.00	99.00	STANDARD																		
Roof Structur	10	STEEL FRME 100	2 GARAGE RES - 100% - 2025										Heated Area: 540					HX Base Yr 2006																
Roof Cover	12	MODULAR MT 100	30 18 30 BAS 2025																															
Interior Wall	07	NONE 100																																
Interior Floo	03	CONC FINSH 100																																
Air Condition	01	NONE 100																																
Heating Type	01	NONE 100																																
Bedrooms		0 100																																
Bathrooms		0 100																																
Frame	05	STEEL 100																																
Quality	06	Quality Level 06																																
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	540	100											2025	540	12,510																			
TOTALS	540													540	12,510																			
EXTRA FEATURES					85109 HURRICANE LN, YULEE										BLD DATE					LGL DATE					05/08/2025					MLU				
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																	