PT JOHN LOWE GRANTS
SEC'S 42 & 43-3N-28E IN
OR 1442/1042 (EX PT IN ROAD

HURSEY MICHAEL F TRUST
C/O MICHAEL F HURSEY, 97155 HURSEY DRIVE
YULEE, FL 32097

2025

43-3N-28-0000-0010-0000

BUILDING CHARACTERISTICS

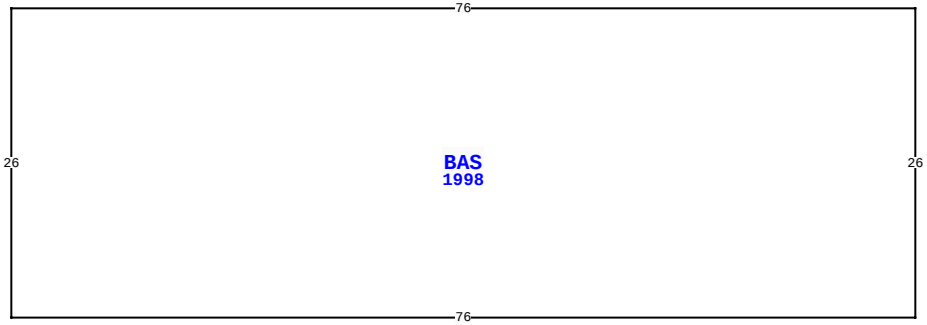
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1998	1,976	72,660
TOTALS	1,976			1,976	72,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,976	123.6000	105.06	207,599	1997	1997	0	0	0	65.00	35.00

2 M/H 94+ – 0% - 2024 Heated Area: 1976 HX Base Yr



97042 HURSEY DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	72,660
TOTAL MARKET OB/XF VALUE	5,168
TOTAL LAND VALUE - MARKET	150,450
TOTAL MARKET VALUE	228,278
SOH/AGL Deduction	0
ASSESSED VALUE	228,278
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	228,278
TOTAL JUST VALUE	228,278
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971689	MH MOVE-ON	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/1042	9/06/2006	WD	Q	I	01	100
GRANTOR: HURSEY MICHAEL F						
GRANTEE: HURSEY MICHAEL F TR						
0714/0430	9/16/1994	WD	Q	I	06	100
GRANTOR: HURSEY PATRICIA L						
GRANTEE: HURSEY MICHAEL F						

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	0	14	8	112.00	SF	10.00	10.00	100	1997	1997	3	20	224	
2	1242	WD DECK A	0	0	8	12	96.00	SF	10.00	10.00	100	1997	1997	3	20	192	
3	0752	USP	0	0	12	46	552.00	SF	15.00	15.00	100	1997	1997	3	24	1,987	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S26 E76 N26$.

LAND DESCRIPTION

TOTAL OB/XF 5,168

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	0	0008	RSF-1	0.00	0.00	1.77	AC		1.00	1.00	1.00	85,000.00	85,000.00	150,450							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.77 Total Land Value: 150,450 Market: 0 Agricultural: 0 Common: 150,450 PRINTED 07/30/2025 BY SYS