

LOT 30 (EX S-1)
IN OR 1960/1985
EX ESMT OR 670/236

MCDUFFIE BARBARA C
85194 AIRPLANE LN
YULEE, FL 32097

2026

42-2N-27-4500-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

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	1,718	100	1993	1,718	108,632
DCK	210	15	1993	32	2,024
FCP	1,184	25	2026	296	18,716
FEP	200	85	2009	170	10,749
FSP	90	60	2009	54	3,415
TOTALS	3,402			2,270	143,536

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	30.00	100	1991
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1992
4	0680	POLE SHED	0 100	10	20	200.00	SF	10.00	10.00	100	1994
5	1242	WD DECK A	0 100	0	0	445.00	SF	10.00	10.00	100	1994
6	0940	SHEDS/PORT	0 100	10	12	120.00	SF	30.00	30.00	100	1996
9	1242	WD DECK A	0 100	0	0	435.00	SF	10.00	10.00	100	2011

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	3.38	AC	
2	009400	C	RIGHT-OF-WAY	100	0006		30.00	291.00	0.20	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,270	161.7200	137.46	312,034	1992	2002	0	0	0 54.00	46.00
1 M/H 93- 100% - 2009 Heated Area: 1888 HX Base Yr 2009											
The diagram shows a property layout with the following areas and dimensions: FCP 2026: A large rectangular area on the left with a width of 32 and a height of 37. FSP 2009: A small rectangular area at the top left of the main structure, with a width of 9 and a height of 10. FEP 2009: A small rectangular area at the top right of the main structure, with a width of 20 and a height of 10. BAS 1993: A large rectangular area in the center with a width of 35 and a height of 27. DCK 1993: A small rectangular area at the bottom right with a width of 20 and a height of 10. Additional dimensions and layout details: - The top edge of the main structure has segments of 9, 20, and 35. - The right edge of the main structure has a segment of 27. - The bottom edge of the main structure has segments of 32, 35, 10, 10, and 9. - The left edge of the main structure has a segment of 37.											
BLD DATE			LGL DATE								

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	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	30.00	100	1991	1991	3	20	1,440	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	
4	0680	POLE SHED	0 100	10	20	200.00	SF	10.00	10.00	100	1994	1994	3	20	400	
5	1242	WD DECK A	0 100	0	0	445.00	SF	10.00	10.00	100	1994	1994	3	20	890	
6	0940	SHEDS/PORT	0 100	10	12	120.00	SF	30.00	30.00	100	1996	1996	3	20	720	
9	1242	WD DECK A	0 100	0	0	435.00	SF	10.00	10.00	100	2011	2011	3	40	1,740	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	3.38	AC	
2	009400	C	RIGHT-OF-WAY	100	0006		30.00	291.00	0.20	AC	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										194,751	
TOTAL MARKET OB/XF VALUE										7,570	
TOTAL LAND VALUE - MARKET										304,220	
TOTAL MARKET VALUE										506,541	
SOH/AGL Deduction										343,524	
ASSESSED VALUE										163,017	
TOTAL EXEMPTION VALUE										HX HB 51,411	
BASE TAXABLE VALUE										111,606	
TOTAL JUST VALUE										506,541	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										448,580	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02224	XFOB	0	09/01/1995
8600	XFOB	15,020	01/06/1993
9101	MH MOVE-ON	36,000	11/12/1992
5513	ADDITION	31,587	02/10/1989
2910	H/AC	2,000	02/10/1989
3393	NEW BATH	0	02/10/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1960/1985	2/03/2015	QC	U	I	11	100			
GRANTOR: MCDUFFIE BARBARA C									
GRANTEE: MCDUFFIE BARBARA C									
1550/0812	2/11/2008	WD	Q	I		190,000			
GRANTOR: THORNTON JAMES R JR &									
GRANTEE: MCDUFFIE BARBARA C									

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] W35 W20 W9 S27 E35 N1 E10 S1 E10 E9 N27 \$											
DCK=[YR=1993;ORIG=-29,27] S10 E20 N10 W10 N1 W10 S1 \$											
FEP=[YR=2009;ORIG=-35,0] N10 W20 S10 E20 \$											
FSP=[YR=2009;ORIG=-55,-10] W9 S10 E9 N10 \$											
FCP=[YR=2026;ORIG=-64,27] W32 N37 E32 S10 S27 \$											

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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 70
Interior Floo	11	CLAY TILE 30
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	500	100
UCP	840	20
UGR	560	45
	2009	500
	1995	168
	2009	252
		27,834
		9,352
		14,029
TOTALS	1,900	920
		51,215

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	01	920	113.2920	63.44	58,365	1995	2000	0	0	12.25	87.75
2 ACCESSORY U 100% - 2009 Heated Area: 500 HX Base Yr 2009											
10 28 20 20 50 50 30 30 10 28 BAS 2009 UGR 2009 UCP 1995											
85194 AIRPLANE LN, YULEE											
BLD DATE				LGL DATE				05/11/2026 MLU			
XF DATE				LAND DATE							
INC DATE				AG DATE							

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