PT OF LOT 17 S-4
IN OR 2765/1748
R/W OR 1077/1707

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

2026

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

NASSAU COUNTY PROPERTY

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/LAMNT 50
Interior Floo	14	CARPET 50
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	06	Quality Level 06

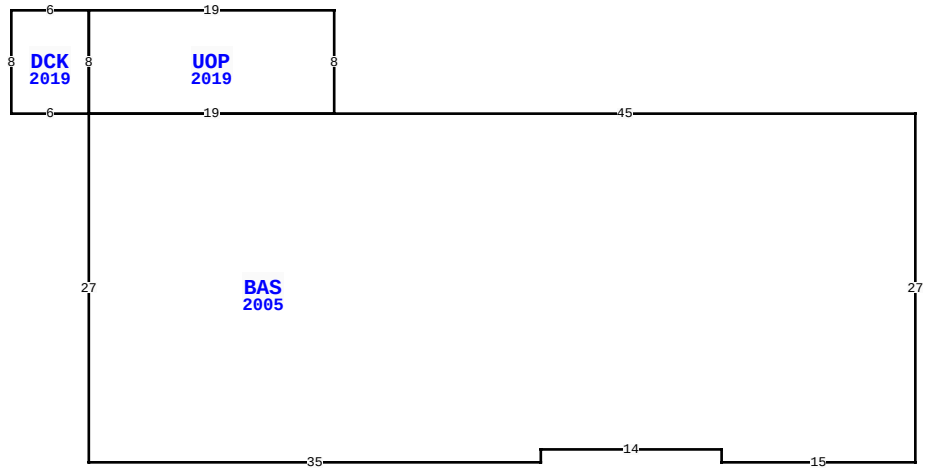
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,714	100	2005	1,714	111,824
DCK	48	15	2019	7	456
UOP	152	25	2019	38	2,479
TOTALS	1,914			1,759	114,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,759	159.9000	135.92	239,083	1993	2003	0	0	0	52.00	48.00

1 M/H 93- 0% - 2026 Heated Area: 1714 HX Base Yr



85109 HURRICANE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	127,949
TOTAL MARKET OB/XF VALUE	2,450
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	220,399
SOH/AGL Deduction	0
ASSESSED VALUE	220,399
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,399
TOTAL JUST VALUE	220,399
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531328	GARAGE	24,100	10/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2765/1748	2/04/2025	WD	Q	I	01	271,000
GRANTOR: TROXELL JAMES JOSEPH						
GRANTEE: HOLLOWAY KANDY W &						
2259/1125	3/01/2019	QC	U	I	11	100
GRANTOR: TROXELL JAMES JOSEPH						
GRANTEE: TROXELL JAMES J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W45 UOP=[YR=2019] N8 W19 DCK=[YR=2019] W6 S8 E6 N8$ S8 E19$ W19 S27 E35 N1 E14 S1 E15 N27$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	

LAND DESCRIPTION

TOTAL OB/XF 2,450

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 08/23/2024 BY KWA Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
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

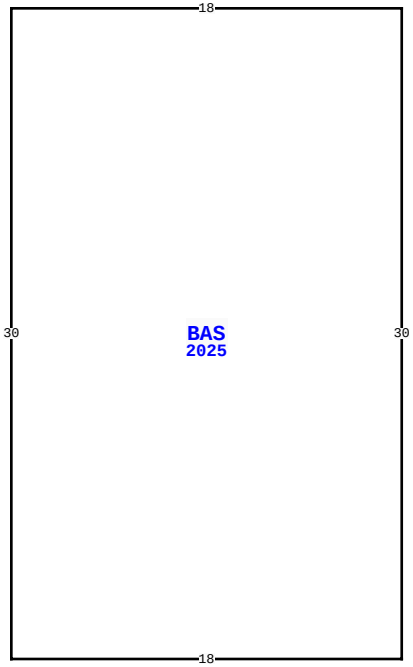
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	2025	540	13,189
TOTALS	540			540	13,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	540	63.2500	24.67	13,322	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES 0% - 2026 Heated Area: 540 HX Base Yr



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2259/1125	3/01/2019	QC	U	I	11	100
GRANTOR: TROXELL JAMES JOSEPH						
GRANTEE: TROXELL JAMES J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,10] E18 S30 W18 N30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/23/2024 BY KWA Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS