PT OF LOT 9
IN OR 2091/254
R787851 & R787852

SCOTT ASHLEY N
85071 HADDOCK RD
YULEE, FL 32097

**2023**

**42-2N-27-4540-0009-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

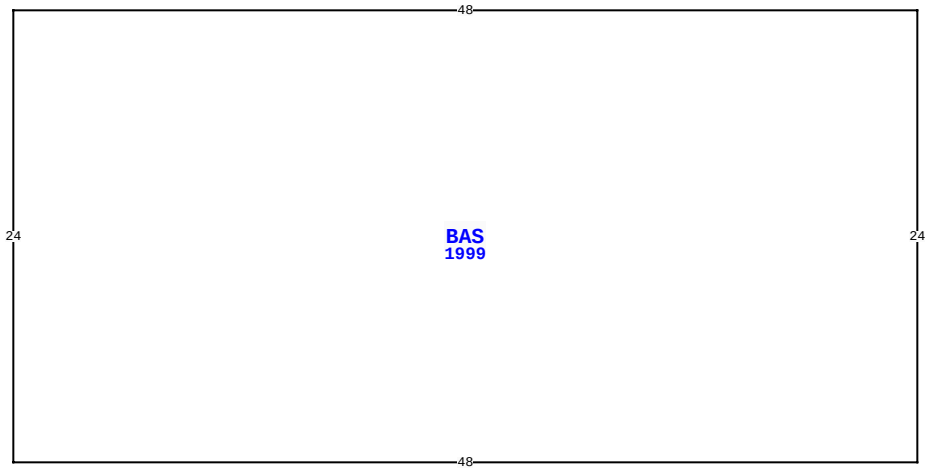
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 13 | LVT/LAMNT 30 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,152 | 100 | 1,152 | 79,608 |
| TOTALS | 1,152 | | 1,152 | 79,608 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,152 | 123.4000 | 86.38 | 99,510 | 1999 | 2014 | 0 | 0 | 0 | 20.00 | 80.00 |

1 M/H 94+ – 100% - 2017 Heated Area: 1152 HX Base Yr 2017




85071 HADDOCK RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 10/14/2009 KK | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 79,608 |
| TOTAL MARKET OB/XF VALUE | | 10,975 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 170,583 |
| SOH/AGL Deduction | | 77,247 |
| ASSESSED VALUE | | 93,336 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 43,336 |
| TOTAL JUST VALUE | | 170,583 |
| NCON VALUE | | 4,000 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 109,258 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B25598 | SWIM POOL | 4,215 | 02/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2091/0254 | 12/09/2016 | WD | Q | I | 01 | 95,000 |
| GRANTOR: SUTTON JOEY F | | | | | | |
| GRANTEE: SCOTT ASHLEY N | | | | | | |
| 2091/0252 | 11/01/2016 | QC | U | I | 11 | 100 |
| GRANTOR: SUTTON BYROM E | | | | | | |
| GRANTEE: SUTTON JOEY F | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W48 S24 E48 N24$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 1243 | WD DECK F | 0 | 100 | 10 | 5 | 50.00 | SF | 3.20 | 3.20 | 100 | 2000 | 2000 | 3 | 20 | 32 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 850.00 | SF | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 60 | 5,100 | |
| 4 | 0681 | POLE SHED | 0 | 100 | 24 | 8 | 192.00 | SF | 15.00 | 15.00 | 100 | 2010 | 2010 | 3 | 64 | 1,843 | |
| 5 | 0351 | CARPORT MT | 0 | 100 | 20 | 20 | 400.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 4,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,975

| 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 | 000102 | C | SFR/MH | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 80,000 | | | | | | | |

REVIEW DATE 02/01/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS