LOT 3
YULEE WOODS PB 5/56

HOLLEY DALE A & SUSAN KATHLEEN
85261 HADDOCK RD
YULEE, FL 32097

2023

42-2N-27-4610-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

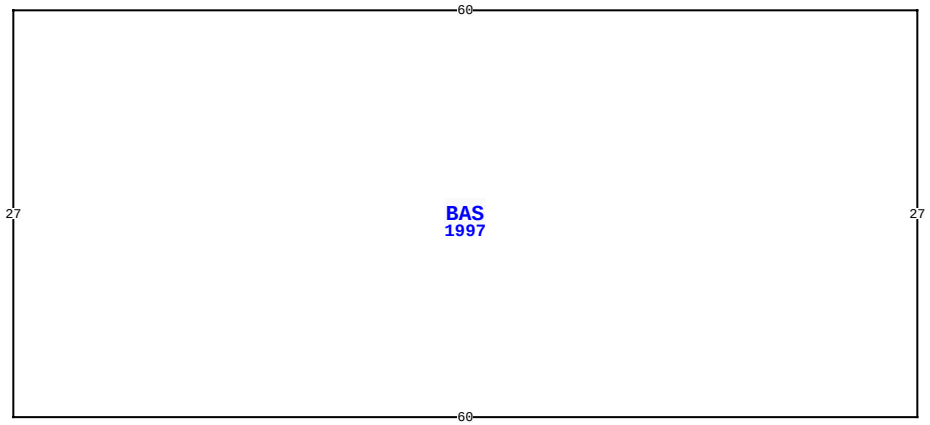
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,620	100	1,620	86,620
TOTALS	1,620		1,620	86,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	123.2000	86.24	139,709	1997	2007	0	0	0	38.00	62.00

2 M/H 94+ – 100% - 2020 Heated Area: 1620 HX Base Yr 2020



85261 HADDOCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		86,620
TOTAL MARKET OB/XF VALUE		12,002
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		178,622
SOH/AGL Deduction		59,324
ASSESSED VALUE		119,298
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		69,298
TOTAL JUST VALUE		178,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971650	MH MOVE-ON	0	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2275/0412	5/14/2019	WD	Q	I	01	134,000
GRANTOR: LANIER DARRELL S & RE						
GRANTEE: HOLLEY DALE A & SUS						
0786/1153	3/07/1997	WD	Q	I		23,000
GRANTOR: GARDNER BILLY J & EST						
GRANTEE: LANIER DARRELL & RE						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
3	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2003	2003	3	22	176	
4	1242	WD DECK A	0	100	9	9	81.00	SF	10.00	10.00	100	2003	2003	3	22	178	
7	0811	CONCRETE B	0	100	0	0	2,042.00	SF	5.20	5.20	100	2002	2002	3	83	8,813	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 12,002

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	0006	OR	150.00	291.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS