LOT 9
IN OR 846/887
YULEE WOODS PB 5/56

HADDOCK DEAN A & LISA T
85385 HADDOCK ROAD
YULEE, FL 32097

2023

42-2N-27-4610-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

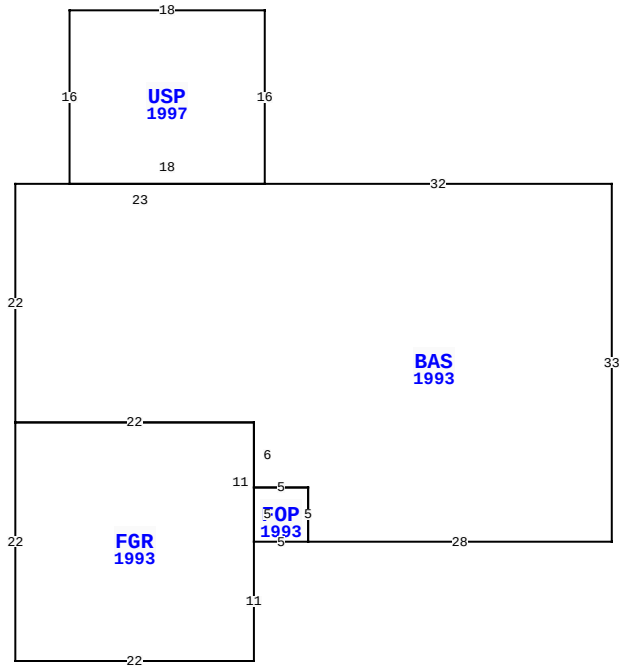
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,548	100	1,548	136,351
FGR	484	55	266	23,430
FOP	25	30	8	704
USP	288	30	86	7,575
TOTALS	2,345		1,908	168,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,908	133.7000	120.66	230,219	1988	1988	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 1999 Heated Area: 1548 HX Base Yr 1999



85385 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		168,060
TOTAL MARKET OB/XF VALUE		9,708
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		257,768
SOH/AGL Deduction		124,583
ASSESSED VALUE		133,185
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		83,185
TOTAL JUST VALUE		257,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973943	ADDITION	2,975	05/01/1997
5306	NEW CONSTR	1,800	08/19/1988
2691	H/AC	2,000	08/18/1988
5005	NEW CONSTR	51,025	06/20/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0846/0887	8/26/1998	WD	Q	I		99,000
GRANTOR: ELDRIDGE HAROLD ALLEN						
GRANTEE: HADDOCK DEAN & LISA						
0432/0792	9/01/1984	WD	Q	V		9,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 USP=[YR=1997] N16 W18 S16 E18$ W23 S22 FGR=[YR=1993] S22 E22 N11 FOP=[YR=1993] E5 N5 W5 S5$ N11 W22$ E22 S6 E5 S5 E28 N33$.

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	0811	CONCRETE B	0	100	0	0	620.00	SF	5.20	5.20	100	1988	1988	3	57	1,838	
2	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1990	1990	3	62	1,612	
3	0812	CONCRETE C	0	100	0	0	2,235.00	SF	4.00	4.00	100	1994	1994	3	70	6,258	

LAND DESCRIPTION

TOTAL OB/XF 9,708

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	SFR	100		OR	150.00	291.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/17/2017 BY SB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS