

LOT 10
YULEE WOODS PB 5/56

RING CAROL L/E &/HALL LEAH
85413 HADDOCK RD
YULEE, FL 32097

2023

42-2N-27-4610-0010-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 2 4																				
Exterior Wall	30	VINYL 100	0800	02	1,456	123.2000	86.24	125,565	2017	2017	0	0	0	7.00	93.00	VALUATION SUMMARY																				
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 100% - 2018													Heated Area: 1456																				
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2018																				
Interior Wall	05	DRYWALL 100	52 28 BAS 2017 28 52													VALUATION BY										STANDARD										
Interior Floop	08	SHT VINYL 100														Tax Group: 4										Tax Dist:										
Air Condition	03	CENTRAL 100														BUILDING MARKET VALUE										126,339										
Heating Type	04	AIR DUCTED 100														TOTAL MARKET OB/XF VALUE										154										
Bedrooms	1	100														TOTAL LAND VALUE - MARKET										80,000										
Bathrooms	2	100														TOTAL MARKET VALUE										206,493										
Frame	02	WOOD FRAME 100														SOH/AGL Deduction										144,146										
Stories	1.	1. 100														ASSESSED VALUE										62,347										
Units	0	100														TOTAL EXEMPTION VALUE										HX HB SX 62,347										
																BASE TAXABLE VALUE										0										
Quality			04	Quality Level 04													TOTAL JUST VALUE										206,493									
DOR CODE			0200	MOBILE HOME													NCON VALUE										0									
MAP NUM				MKT AREA													INCOME VALUE																			
NEIGHBORHOOD/LOC			4048.00														PREVIOUS YEAR MKT VALUE										154,933									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	1,456	100	1,456	116,775																																
TOTALS					1,456		1,456	116,775																												
EXTRA FEATURES					85413 HADDOCK RD, YULEE																															
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	0810	CONCRETE A	0 100	18 2	36.00	SF	4.36	4.36	100	2018	2018	3	98	154																						
																	SALES DATA																			
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE																												
2587/0970		8/15/2022		QC U	I	11	100																													
GRANTOR: RING CAROL A																																				
GRANTEE: HALL LEAH & LISA MI																																				
2121/1556		5/18/2017		WD Q	I	01	42,500																													
GRANTOR: METTS EDDIE F & JEREM																																				
GRANTEE: RING CAROL & LEAH H																																				
BUILDING NOTES																																				
BUILDING DIMENSIONS																																				
BAS=[YR=2017] W52 S28 E52 N28\$.																																				
LAND DESCRIPTION					TOTAL OB/XF												154																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		OR	150.00	291.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000																			
REVIEW DATE 03/29/2019 BY TW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																				

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