LOT 15
IN OR 2169/1454
YULEE WOODS PB 5/56

GIRGIS TAYLOR M IRREV TRUST/ATEN CATHY L TRUSTEE
85517 HADDOCK ROAD
YULEE, FL 32097

2023

42-2N-27-4610-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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
Quality	03	Quality Level 03

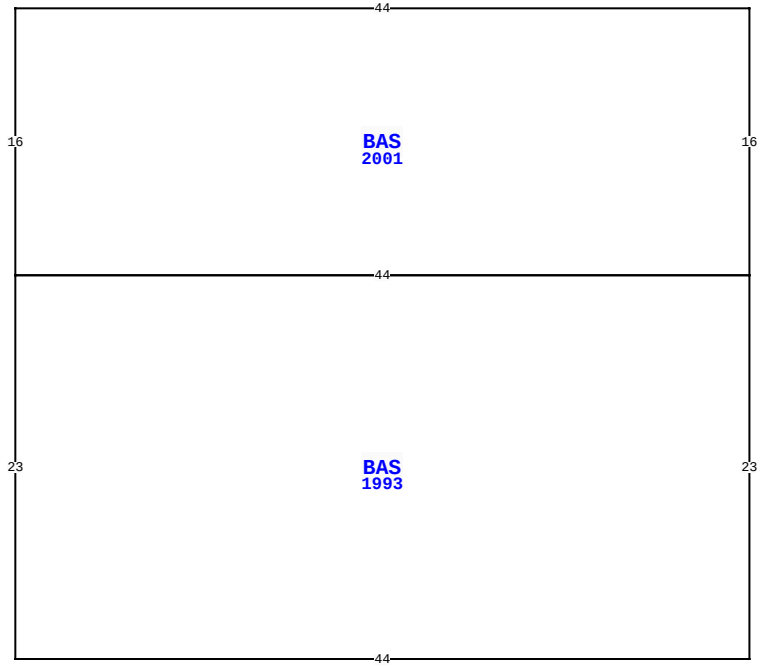
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	1,012	24,227
BAS	704	100	704	16,854
TOTALS	1,716		1,716	41,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,716	114.0000	79.80	136,937	1989	1989	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2019 Heated Area: 1716 HX Base Yr 2019



85517 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		41,081
TOTAL MARKET OB/XF VALUE		30,142
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		151,223
SOH/AGL Deduction		78,392
ASSESSED VALUE		72,831
TOTAL EXEMPTION VALUE	HX HB	47,831
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		151,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R013565	ADDITION	0	09/01/2001
7099	REMODEL	0	12/04/1990
6448	MH MOVE-ON	18,160	05/08/1990
7652	MH MOVE-ON	31,000	01/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2169/1454	1/09/2018	SW	U	I	11	100
GRANTOR: GIRGIS ROGER & JOSEPH						
GRANTEE: GIRGIS TAYLOR M IRR						
2078/0004	10/14/2016	SW	U	I	12	27,600
GRANTOR: FIRST NATIONAL BANK O						
GRANTEE: GIRGIS ROGER & JOSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W44 S16 BAS=[YR=1993] S23 E44 N23 W44 $ E44 N16 $.

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	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	1989	1989	3	59.5	348	
4	0511	GARAGE CB-	0	100	36	30	1,080.00	SF	40.00	40.00	100	1990	1990	3	62	26,784	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 30,142

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		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