LOT 17
IN OR 451 PG 479
R359882 & R359883

BENTON NORMAN W
15468 CAPE DRIVE S
JACKSONVILLE, FL 32226

2023

42-2N-27-4610-0017-0000

BUILDING CHARACTERISTICS

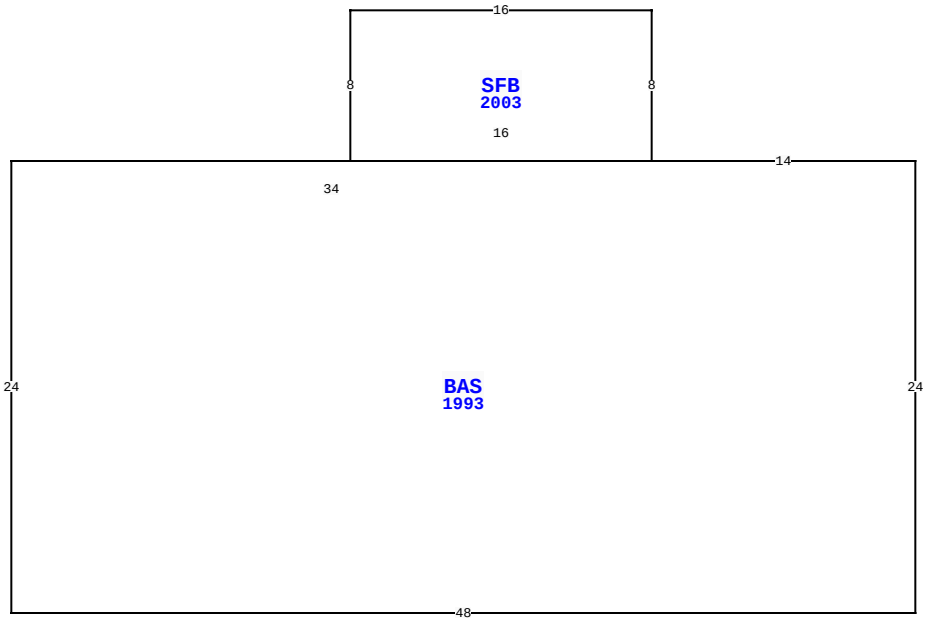
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,152	100	1,152	29,248
SFB	128	80	102	2,590
TOTALS	1,280		1,254	31,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,254	130.2000	84.63	106,126	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1254 HX Base Yr



85561 HADDOCK RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	31,838
TOTAL MARKET OB/XF VALUE	4,006
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	115,844
SOH/AGL Deduction	42,583
ASSESSED VALUE	73,261
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,261
TOTAL JUST VALUE	115,844
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0451/0479	4/01/1985	WD	Q	V		9,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 SFB=[YR=2003] N8 W16 S8 E16$ W34 S24 E48 N24$.

EXTRA FEATURES

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
2	0940	SHEDS/PORT	0	0	24	10	240.00	SF	30.00	30.00	100	1990	1990	3	20	1,440	
3	1242	WD DECK A	0	0	16	8	128.00	SF	10.00	10.00	100	1990	1990	3	20	256	

LAND DESCRIPTION

TOTAL OB/XF 4,006

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		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