LOT 18
YULEE WOODS PB 5/56

STOKES JAMES M L/E/
85581 HADDOCK RD
YULEE, FL 32097

2023

42-2N-27-4610-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

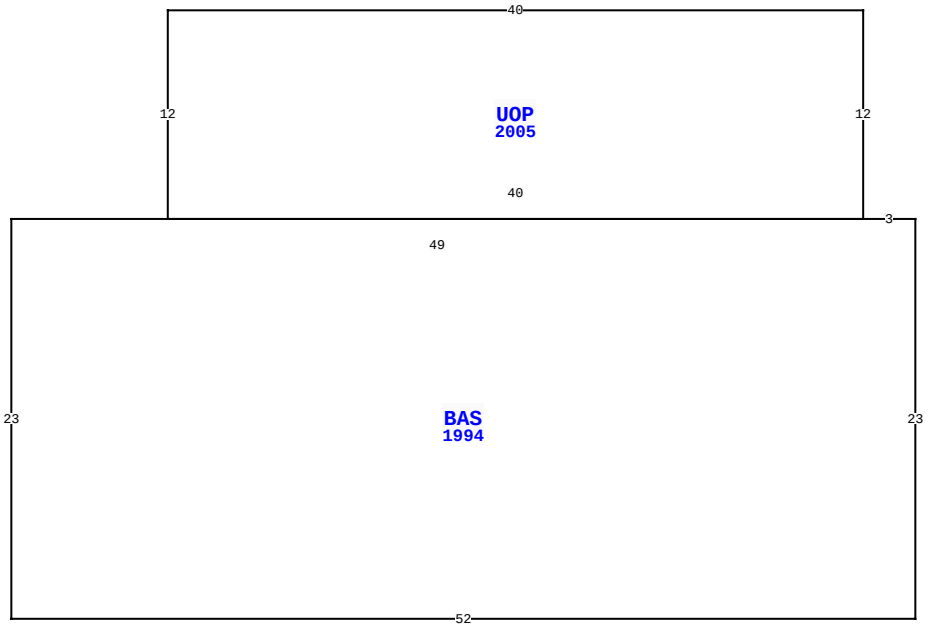
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,196	100	1,196	30,943
UOP	480	25	120	3,105
TOTALS	1,676		1,316	34,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,316	123.2000	86.24	113,492	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2001 Heated Area: 1196 HX Base Yr 2001



85581 HADDOCK RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		48,438
TOTAL MARKET OB/XF VALUE		538
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		128,976
SOH/AGL Deduction		61,417
ASSESSED VALUE		67,559
TOTAL EXEMPTION VALUE	HX HB	42,559
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		128,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16647	GARAGE	13,200	11/01/2005
94-486	MH MOVE-ON	43,000	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2309/1540	10/04/2019	LE	U	I	11	100
GRANTOR: STOKES JAMES M						
GRANTEE: SHUBERT CATHY & JAM						
0964/0462	12/28/2000	WD	U	I	07	100
GRANTOR: MADDOX SARA C & RONAL						
GRANTEE: STOKES JAMES M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W3 UOP=[YR=2005] N12 W40 S12 E40$ W49 S23 E52 N23$.

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	0351	CARPORT MT	0	100	24	20	480.00	SF	5.60	5.60	100	2000	2000	3	20	538	

LAND DESCRIPTION

TOTAL OB/XF 538

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 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

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

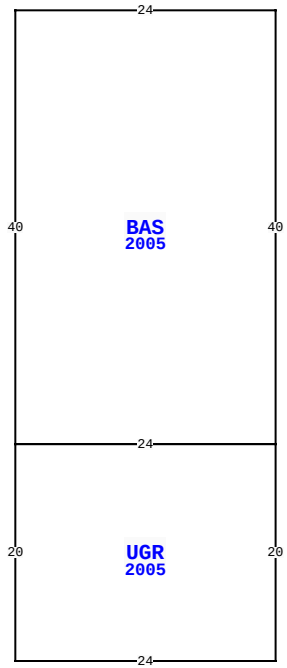
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	11,747
UGR	480	45	216	2,643
TOTALS	1,440		1,176	14,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,176	46.0000	16.10	18,934	2005	2005	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 2001 Heated Area: 960 HX Base Yr 2001



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GRANTOR: MADDOX SARA C & RONAL						
GRANTEE: STOKES JAMES M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W24 S40 UGR=[YR=2005] S20 E24 N20 W24$ E24 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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