

LOT 24
IN OR 2100/1220
YULEE WOODS PBK 5/56

THORNTON JOHN M & DEBORAH W
85731 HADDOCK ROAD
YULEE, FL 32097

2023

42-2N-27-4610-0024-0000



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 1 4																									
Exterior Wall	25	MOD METAL 100	0100	01	996	110.1600	99.42	99,022	2017	2017	0	0	0	2.50	97.50	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	2 SINGLE FAM - 100% - 2018													Heated Area: 870													HX Base Yr 2018												
Roof Cover	12	MODULAR MT 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floop	14	CARPET 100																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	1	100																																							
Bathrooms	1	100																																							
Frame	05	STEEL 100																																							
Stories	1.	1. 100																																							
Units	0	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	870	100	870	84,333																																					
FOP	420	30	126	12,214																																					
TOTALS			1,290	996	96,546																																				
EXTRA FEATURES			85731 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																									
3	0940	SHEDS/PORT	0100	8	12	96.00	SF	20.10	20.10	100	1991	1991	3	20	386																										
4	0681	POLE SHED	0100	10	21	210.00	SF	9.75	9.75	100	1997	1997	3	26	532																										
LAND DESCRIPTION			TOTAL OB/XF 918																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	291.00	150.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000																								
REVIEW DATE 05/07/2018 BY SB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																									