LOT 25
YULEE WOODS PBK 5/56

THORNTON HENRY H & SHIRLEY I
85771 HADDOCK ROAD
YULEE, FL 32097

2023

42-2N-27-4610-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

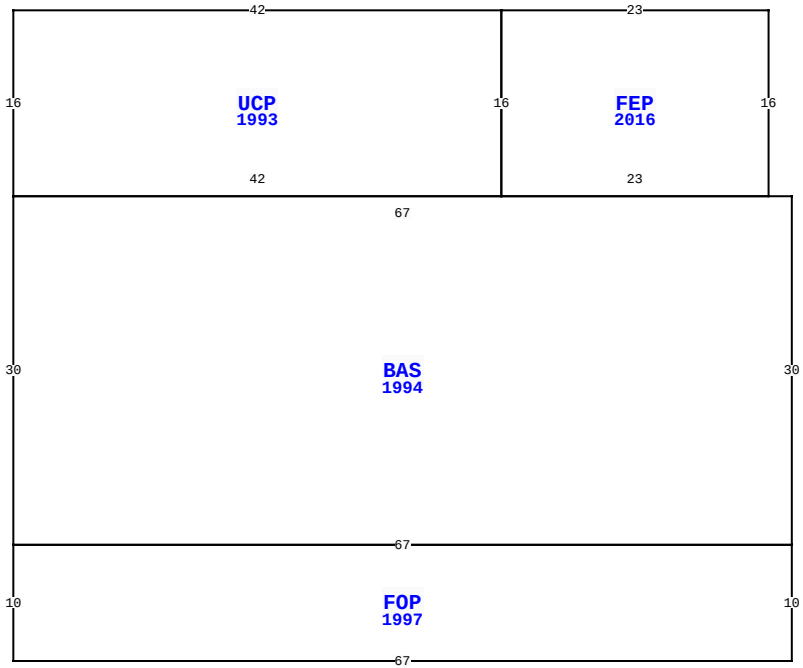
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,010	100	2,010	163,708
FEP	368	80	294	23,945
FOP	670	30	201	16,371
UCP	672	20	134	10,914
TOTALS	3,720		2,639	214,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,639	106.1760	95.82	252,869	1985	1991	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 0 Heated Area: 2010 HX Base Yr



85771 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		214,939
TOTAL MARKET OB/XF VALUE		25,031
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		319,970
SOH/AGL Deduction		155,126
ASSESSED VALUE		164,844
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		109,844
TOTAL JUST VALUE		319,970
NCON VALUE		19,309
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4494	XFOB	15,300	11/12/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0508/0997	1/12/1987	QC	U	I	01	100
GRANTOR: THORNTON HENRY H (M)						
GRANTEE: THORNTON HENRY H &						
0432/0854	9/01/1984	WD	Q	V		11,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2016] W23 UCP=[YR=1993] W42 S16 BAS=[YR=1994] S30
FOP=[YR=1997] S10 E67 N10 W67 $ E67 N30 W67 $ E42 N16 $ S16
E23 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	0940	SHEDS/PORT	0	100	10	16	160.00	SF	20.10	20.10	100	1985	1985	3	20	643	
3	0812	CONCRETE C	0	100	0	0	2,049.00	SF	4.00	4.00	100	1987	1987	3	54.5	4,467	
4	0511	GARAGE CB-	0	100	30	30	900.00	SF	26.80	26.80	100	1988	1988	3	57	13,748	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
6	0681	POLE SHED	0	100	12	30	360.00	SF	15.00	15.00	100	1992	1992	3	20	1,080	
7	0681	POLE SHED	0	100	24	12	288.00	SF	11.25	11.25	100	2001	2001	3	30	972	
8	0681	POLE SHED	0	100	22	18	396.00	SF	11.25	11.25	100	2002	2002	3	32	1,426	

LAND DESCRIPTION

TOTAL OB/XF 25,031

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	000100	C	SFR	100		OR	265.00	125.00	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