BLOCK 7 LOTS 34 & 35
IN OR 2143/1126
EX FPL ESMT OR 401 PG 333

TOWNSEND JASON DANIELS JR
85314 HADDOCK ROAD
YULEE, FL 32097

2023

43-2N-27-4622-0007-0340

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 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	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

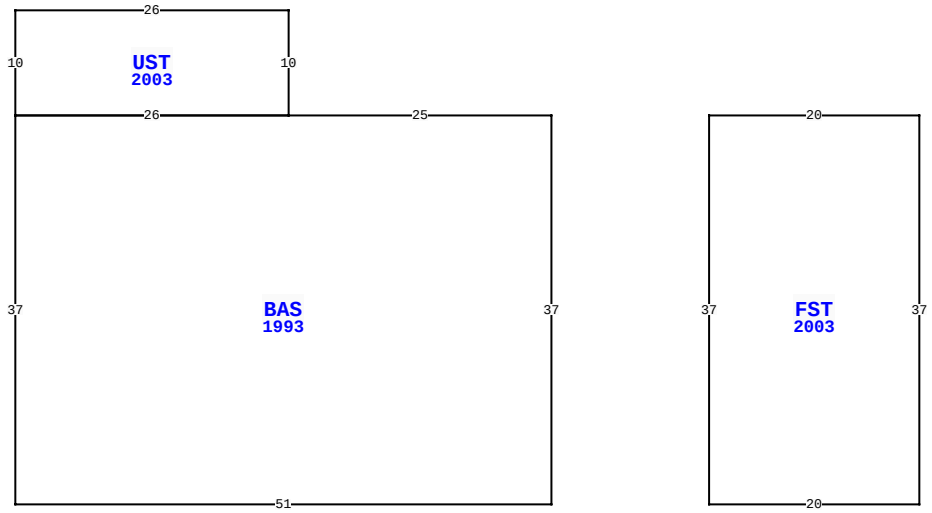
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,887	100	1,887	12,945
FST	740	55	407	2,792
UST	260	45	117	803
TOTALS	2,887		2,411	16,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,411	39.2000	13.72	33,079	1984	1984	0	0	0	50.00	50.00

1 GARAGE RES – 0% - 0 Heated Area: 1887 HX Base Yr



85314 HADDOCK RD, YULEE

BLD DATE	05/22/2007	JM	LGL DATE
XF DATE	05/22/2007	JM	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	155,728
TOTAL MARKET OB/XF VALUE	33,799
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	349,527
SOH/AGL Deduction	69,262
ASSESSED VALUE	280,265
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,265
TOTAL JUST VALUE	349,527
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH179029	CO ISSUED	0	11/27/2017
MH179129	MH MOVE-ON	0	10/10/2017
5774	SWIM POOL	7,500	05/31/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2143/1126	8/29/2017	WD	U	I	30	70,000
GRANTOR: RASBEARY CARL S & JAN						
GRANTEE: TOWNSEND JASON DANI						
2134/1998	7/20/2017	FJ	U	I	11	100
GRANTOR: RASBEARY TIMOTHY WILL						
GRANTEE: RASBEARY CARL S & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 UST=[YR=2003] N10 W26 S10 E26 $ W26 S37 E51 N37 $ PTR= E15 FST=[YR=2003] E20 S37 W20 N37 $ W15 $.

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
4	0819	CONC 12"	0	0	30	12	360.00	SF	9.50	9.50	100	1993	1993	3	68	2,326	
5	0812	CONCRETE C	0	0	0	0	612.00	SF	4.00	4.00	100	1993	1993	3	68	1,665	
6	0810	CONCRETE A	0	0	22	11	242.00	SF	6.50	6.50	100	1987	1987	3	54.5	857	
7	0845	KOOL DECK	0	0	114	5	570.00	SF	7.25	7.25	100	1989	1989	3	59.5	2,459	
8	0861	POOL GUNIT	0	0	13	30	390.00	SF	63.75	63.75	100	1989	1989	3	20	4,973	
9	0510	GARAGE WD-	0	0	0	0	520.00	SF	35.00	35.00	100	2001	2001	3	30	5,460	
10	0812	CONCRETE C	0	0	0	0	5,082.00	SF	4.00	4.00	100	1999	1999	3	79	16,059	

LAND DESCRIPTION

TOTAL OB/XF 33,799

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							
2	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/28/2020 BY NWX Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS

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2023

43-2N-27-4622-0007-0340

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

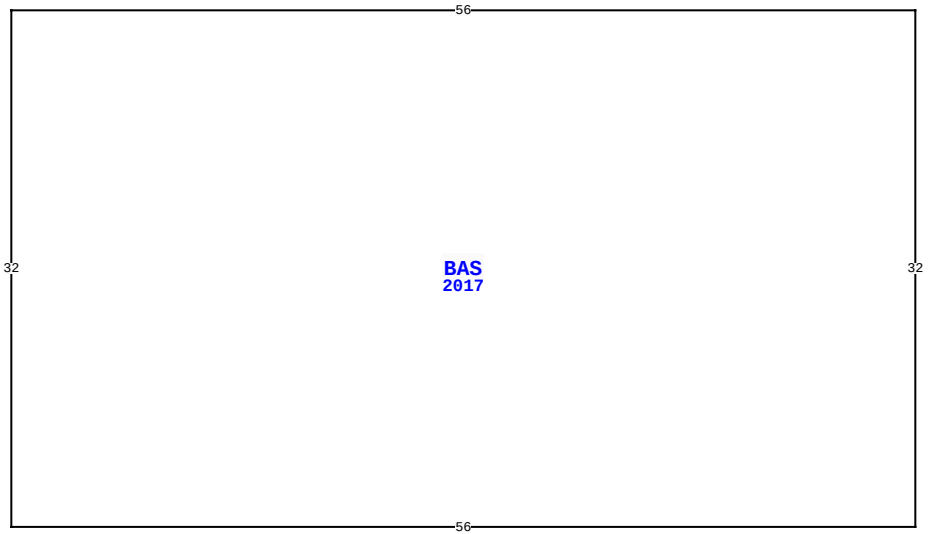
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	1,792	139,188
TOTALS	1,792		1,792	139,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,792	116.8000	81.76	146,514	2018	2018	0	0	0	5.00	95.00

3 M/H 94+ – 0% - 0 Heated Area: 1792 HX Base Yr



85314 HADDOCK RD, YULEE

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2134/1998	7/20/2017	FJ	U	I	11	100
GRANTOR: RASBEARY TIMOTHY WILL						
GRANTEE: RASBEARY CARL S & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W56 S32 E56 N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/28/2020 BY NWX Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS