BLOCK 7 LOT 42
IN OR 1695/1896
LOFTON BLUFF #3 PB 4/108

HOSLER SHREYL A & NELSON J
85494 HADDOCK ROAD
YULEE, FL 32097

2023

43-2N-27-4622-0007-0420

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	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

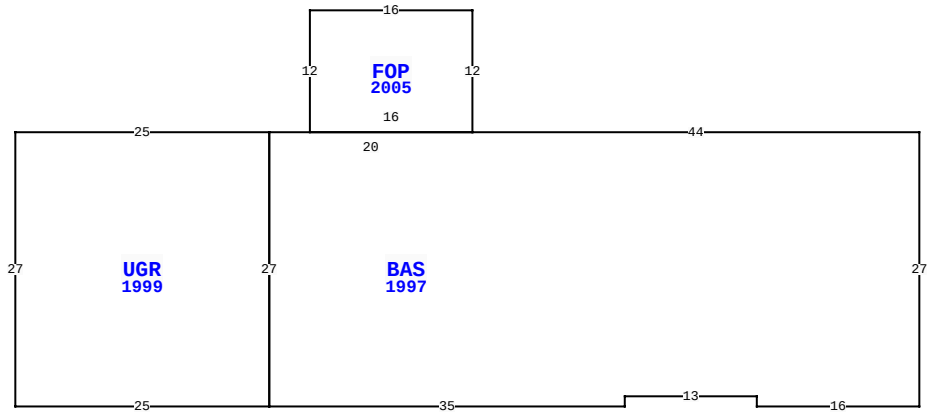
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,715	100	1,715	59,094
FOP	192	30	58	1,998
UGR	675	45	304	10,475
TOTALS	2,582		2,077	71,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,077	117.2000	82.04	170,397	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 0 Heated Area: 1715 HX Base Yr



85494 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		71,567
TOTAL MARKET OB/XF VALUE		19,627
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		171,194
SOH/AGL Deduction		85,286
ASSESSED VALUE		85,908
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		35,908
TOTAL JUST VALUE		171,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996276	GARAGE	16,875	07/01/1999
971754	MH MOVE-ON	0	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1695/1896	8/25/2010	WD	U	I	12	100
GRANTOR: WEBB SHREYL A						
GRANTEE: HOSLER SHREYL A & N						
0497/0073	9/01/1986	FS	U	I		2,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W44 FOP=[YR=2005] N12 W16 S12 E16$ W20
UGR=[YR=1999] W25 S27 E25 N27$ S27 E35 N1 E13 S1 E16 N27$.

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	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	1988	1988	3	20	160	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
7	0810	CONCRETE A	0	100	0	0	242.00	SF	6.50	6.50	100	1999	1999	3	79	1,243	
8	0812	CONCRETE C	0	100	0	0	4,080.00	SF	4.00	4.00	100	2000	2000	3	80	13,056	
9	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2005	2005	3	27	2,333	

LAND DESCRIPTION

TOTAL OB/XF 19,627

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 07/13/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS