BLOCK 7 LOTS 43 & 44
IN OR 1039/698 & OR 1958/87
LOFTON BLUFF 3 PB 4/108

CHANCEY DANIEL B SR
85528 HADDOCK ROAD
YULEE, FL 32097

2023

43-2N-27-4622-0007-0430

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 90
Interior Floo	08	SHT VINYL 10
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

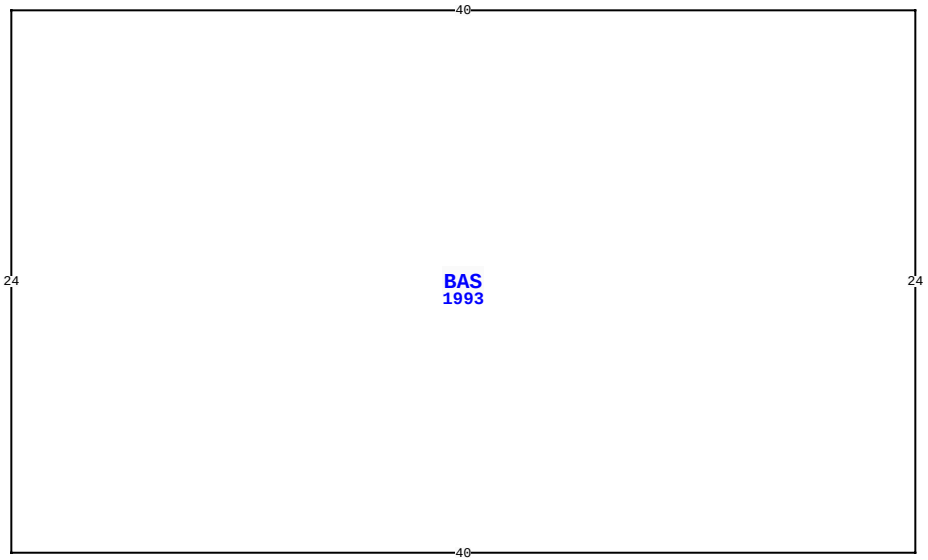
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	22,015
TOTALS	960		960	22,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	960	117.6000	76.44	73,382	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2003 Heated Area: 960 HX Base Yr 2003



85528 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		22,015
TOTAL MARKET OB/XF VALUE		1,099
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		183,114
SOH/AGL Deduction		134,221
ASSESSED VALUE		48,893
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,893
TOTAL JUST VALUE		183,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1958/0087	6/28/2014	QC	U	I	11	100
GRANTOR: CHANCEY JUDIE T						
GRANTEE: CHANCEY DANIEL B SR						
1039/0698	2/22/2002	WD	U	I	24	45,000
GRANTOR: REYNOLDS MONTE JOSEPH						
GRANTEE: CHANCEY DANIEL B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S 24 E40 N24$.

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
1	1242	WD DECK A	0	100	30	10	300.00	SF	10.00	10.00	100	1991	1991	3	20	600	
2	0940	SHEDS/PORT	0	100	16	8	128.00	SF	19.50	19.50	100	1980	1980	3	20	499	

LAND DESCRIPTION

TOTAL OB/XF 1,099

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	2.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	160,000							

REVIEW DATE 07/13/2017 BY SBX Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS