

MIXSON LYNDA A
85576 HADDOCK RD
YULEE, FL 32097

43-2N-27-4622-0007-0460

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1803CEMENT BRK 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1411CARPET 70
CLAY TILE 30

Air Condition
Heating Type

0311CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

3 100
2 100
02WOOD FRAME 100

Stories
Units
Occupancy

1. 1. 100
0 100
00NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4048.00

TOTALS

2,7062,287185,181

EXTRA FEATURES

85576 HADDOCK RD, YULEE

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10510GARAGE WD-01003030900.00SF38.5038.50100198919893206,930

20812CONCRETE C0100004,202.00SF4.004.0010019891989359.510,001

30510GARAGE WD-01003030900.00SF35.0035.00100199019903206,300

40681POLE SHED01002020400.00SF15.0015.00100200020003291,740

50940SHEDS/PORT01002012240.00SF30.0030.00100200020003201,440

60510GARAGE WD-01001540600.00SF35.0035.00100200020003296,090

70525GAZEBO0100001.00UT10,000.0010,000.00100200520053444,400

LAND DESCRIPTIONTOTAL OB/XF36,901

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDDTOT ADJUNIT PRICETOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100OR0.000.001.00LT1.001.001.0080,000.0080,000.0080,000

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,287116.9000105.50241,278198919910023.2576.75

1 SINGLE FAM - 100% - 0Heated Area: 2022HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREA MARKET VALUE

BAS1,7821001,782144,291

BAS24010024019,433

FGR2405513210,688

FOP8430252,025

USP21630655,264

USP14430433,482

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE185,181

TOTAL MARKET OB/XF VALUE36,901

TOTAL LAND VALUE - MARKET80,000

TOTAL MARKET VALUE302,082

SOH/AGL Deduction137,336

ASSESSED VALUE164,746

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE114,746

TOTAL JUST VALUE302,082

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE231,749

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQUANTITYVALUERSN CD

Sale Price

1857/01735/20/2013WDUI30100

GRANTOR:MIXSON HARRY G JR EST

GRANTEE:MIXSON LYND A

0561/11021/25/1989WDQV11,500

GRANTOR:ROZIER RICHARD & S A

GRANTEE:MIXSON HARRY G JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 USP=[YR=1993] N12 W18 USP=[YR=2006] W12 S12 E12 N12\$ S12 E18\$ W30 S39 E18 FOP=[YR=1993] S7 E12 N7 W12\$ E16 FGR=[YR=1993] E24 N10 BAS=[YR=2006] N10 W24 S10 E24\$ W24 S10\$ N20 E24 N19\$.

REVIEW DATE07/13/2017BY SBX

Total Acres: 0.00Total Land Value: 80,000Market: 0Agricultural: 0Common: 80,000

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