

BLOCK 7 PT OF LOT 48
IN OR 2390/1059
(EX OR 1976/148)

GOULET ANDREW M
85624 HADDOCK RD
YULEE, FL 32097

2023

43-2N-27-4622-0007-0480



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																												
Exterior Wall	25	MOD METAL 100	6500	01	840	55.0000	19.25	16,170	2015	2015	0	0	0	7.00	93.00	STANDARD																												
Roof Structur	10	STEEL FRME 100	2 GARAGE RES - 100% - 2021														Heated Area: 840														HX Base Yr 2021													
Roof Cover	12	MODULAR MT 100	24 BAS 2015 24																																									
Interior Wall	07	NONE 100																																										
Interior Floo	03	CONC FINSH 100																																										
Air Condition	01	NONE 100																																										
Heating Type	01	NONE 100																																										
Bedrooms		0 100																																										
Bathrooms		0 100																																										
Frame	05	STEEL 100																																										
Stories	1.	1. 100																																										
Units		0 100																																										
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	840	100	840	15,038																																								
TOTALS			840		840	15,038																																						
EXTRA FEATURES					85624 HADDOCK RD, YULEE																																							
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																											
1	0811	CONCRETE B	0	100	0	0	1,024.00	SF	5.20	5.20	100	2015	2015	3	96	5,112																												
2	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	63	2019	2019	3	27	1,620																												
3	0200	BARN WD 0-	0	100	40	20	800.00	SF	20.00	20.00	100	2019	2019	3	93	14,880																												
TOTAL OB/XF																											21,612																	
LAND DESCRIPTION																																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 08/19/2020 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																												

GOULET ANDREW M
85624 HADDOCK RD
YULEE, FL 32097

43-2N-27-4622-0007-0480

[illegible]