BLOCK 7 LOTS 52 & 53
OR 584/120 & 121
LOFTON BLUFF 3 PB 4/108

ROWELL BRENDA G
85704 HADDOCK RD
YULEE, FL 32097

2023

43-2N-27-4622-0007-0520

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 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	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

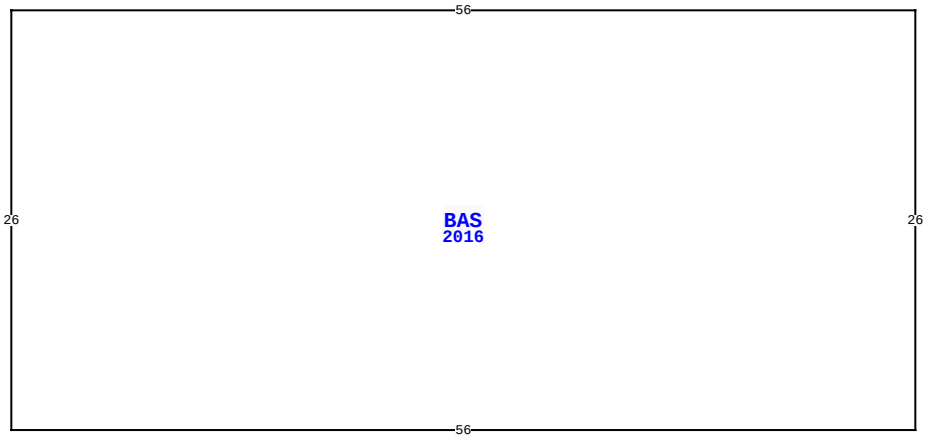
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	107,139
TOTALS	1,456		1,456	107,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	116.8000	81.76	119,043	2016	2016	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 0 Heated Area: 1456 HX Base Yr



85704 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		107,139
TOTAL MARKET OB/XF VALUE		3,523
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		270,662
SOH/AGL Deduction		153,283
ASSESSED VALUE		117,379
TOTAL EXEMPTION VALUE	HX HB WX SL	117,379
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		270,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165778	CO ISSUED	0	11/10/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0584/0121	11/17/1989	QC	U	I	06	100
GRANTOR: LANDRUM KENNETH W						
GRANTEE: ROWELL BRENDA G						
0584/0120	11/17/1989	QC	U	I	01	100
GRANTOR: LANDRUM KENNETH W						
GRANTEE: ROWELL BRENDA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W56 S26 E56 N26$.

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
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1990	1990	3	20	1,152	
4	0681	POLE SHED	0	100	16	24	384.00	SF	15.00	15.00	100	1990	1990	3	20	1,152	
5	0940	SHEDS/PORT	0	100	16	10	160.00	SF	20.10	20.10	100	1990	1990	3	20	643	
6	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	1990	1990	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 3,523

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 02/02/2017 BY KW Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS