

BLOCK 7 LOT 54  
IN OR 949/531  
R673418 & R673419

BLANEY JOHN A & MARSHA L  
85744 HADDOCK RD  
YULEE, FL 32097

2023

43-2N-27-4622-0007-0540



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	
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
BAS	1,296	100	1,296
			SUBAREA MARKET VALUE
			46,783
TOTALS	1,296		1,296
			46,783

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,296	117.2000	82.04	106,324	1998	1998	0	0	56.00	44.00
1 M/H 94+ - 100% - 2001 Heated Area: 1296 HX Base Yr 2001											
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-weight: bold;">BAS 1998</span> </div>											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			46,783
TOTAL MARKET OB/XF VALUE			50,880
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			177,663
SOH/AGL Deduction			78,301
ASSESSED VALUE			99,362
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			49,362
TOTAL JUST VALUE			177,663
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			125,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004978	GARAGE	76,480	05/16/2018
MH982216	MH MOVE-ON	0	06/01/1998
95-805	MH MOVE-ON	0	02/01/1995
93-274	MH MOVE-ON	31,000	11/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0949/0531	9/14/2000	WD U	I		15	87,900
GRANTOR: COLEMAN JAMES M & WEN						
GRANTEE: BLANEY JOHN A & MAR						
0838/0382	6/18/1998	WD Q	I			28,500
GRANTOR: EZELL BEATRICE C						
GRANTEE: COLEMAN JAMES M						

EXTRA FEATURES																
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
4	1242	WD DECK A	0	100	8	12			10.00	100	2010	2010	3	50	480	
5	0510	GARAGE WD-	0	100	40	40			35.00	100	2018	2018	3	90	50,400	

TOTAL OB/XF												50,880					
85744 HADDOCK RD, YULEE																	
BLD DATE																	
XF DATE																	
INC DATE																	
LGL DATE																	
LAND DATE																	
AG DATE																	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1998] W48 S27 E48 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF												50,880					
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												