BLOCK 7 LOT 59
LOFTON BLUFF 3 PB 4/108

85860 HADDOCK RD LLC
1255 FORREST DR
FERNANDINA BEACH, FL 32034

2023

43-2N-27-4622-0007-0590

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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
Quality	03	Quality Level 03

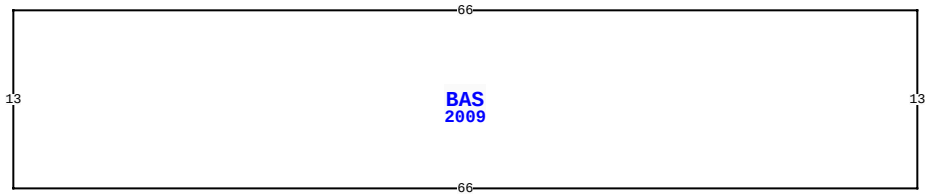
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	858	100	858	39,284
TOTALS	858		858	39,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	858	116.8000	81.76	70,150	2004	2004	0	0	0	44.00	56.00

2 M/H 94+ – 0% - 0 Heated Area: 858 HX Base Yr



85860 HADDOCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
6	1242	WD DECK A	0	0	10	20	200.00	SF	10.00	10.00	100	2008	2008	3	40	800	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	39,284
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	120,084
SOH/AGL Deduction	21,126
ASSESSED VALUE	98,958
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,958
TOTAL JUST VALUE	120,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14611	MECH OTHER	0	06/01/2009
C5166	CO ISSUED	0	04/14/2009
MH5166	MH MOVE-ON	0	02/01/2009
P13663	OTHER	0	02/01/2009
93-8618	NEW CONSTR	68,804	01/21/1993
3635	GARAGE	7,392	09/25/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2487/0131	8/12/2021	WD	Q	I	01	114,500
GRANTOR: BARRY MARIA E						
GRANTEE: 85860 HADDOCK RD LL						
2390/1642	9/09/2020	FJ	U	I	11	0
GRANTOR: BARRY JAMES K EST						
GRANTEE: BARRY MARIA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W66 S13 E66 N13$.

LAND DESCRIPTION

TOTAL OB/XF 800

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 03/22/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS