

BLOCK 7 LOT 60
IN OR 1091/1925
FPL R/W OR 418/325

MANNING JOSHUA D/HINSON MARENA K
85880 HADDOCK ROAD
YULEE, FL 32097

2023

43-2N-27-4622-0007-0600



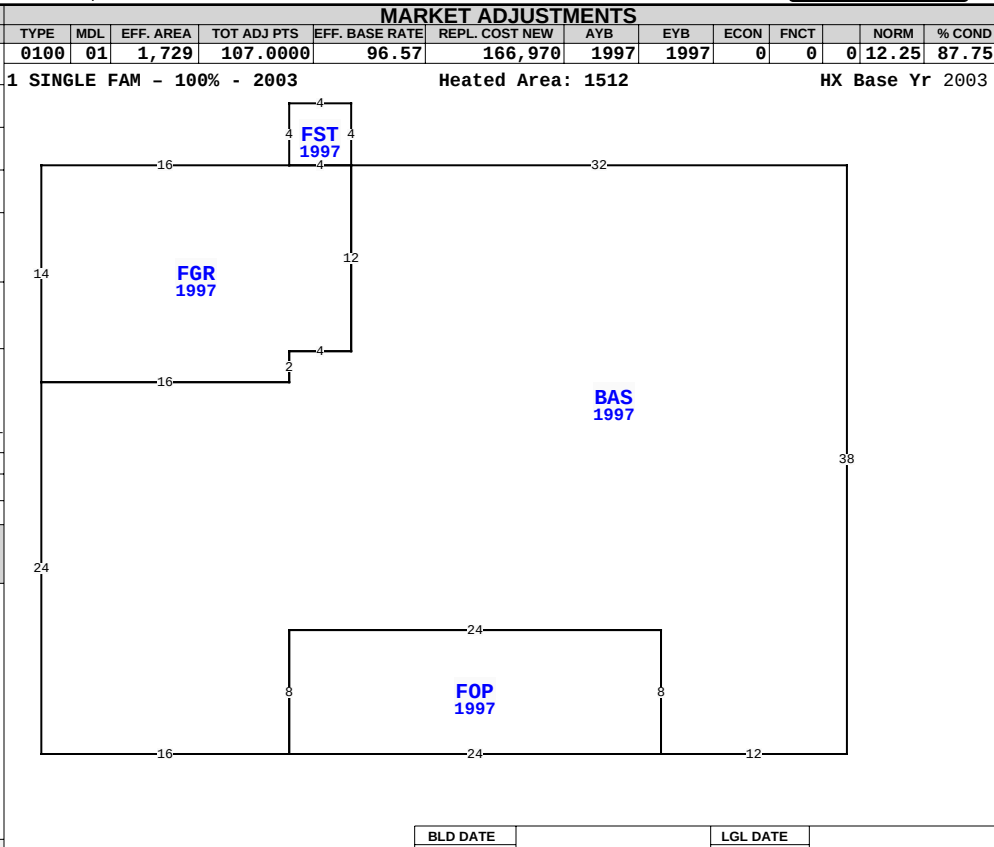
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	128,127
FGR	272	55	150	12,711
FOP	192	30	58	4,915
FST	16	55	9	763
TOTALS	1,992		1,729	146,516

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
3	1242	WD DECK A	0 100	8	12	96.00	SF	10.00	10.00	100	1988	1988	3	20
5	0510	GARAGE WD-	0 100	24	28	672.00	SF	26.25	26.25	100	1986	1986	3	20

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00



85880 HADDOCK RD, YULEE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										146,516				
TOTAL MARKET OB/XF VALUE										3,720				
TOTAL LAND VALUE - MARKET										80,000				
TOTAL MARKET VALUE										230,236				
SOH/AGL Deduction										117,668				
ASSESSED VALUE										112,568				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										62,568				
TOTAL JUST VALUE										230,236				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										184,137				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q /	V /	RSN CD	SALE PRICE	
1091/1925	11/04/2002	WD	Q	I		128,500	
GRANTOR: BARRY ERNEST L							
GRANTEE: MANNING JOSHUA & MA							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1997] W32 FST=[YR=1997] N4 W4 S4 FGR=[YR=1997] W16 S14 E16 N2 E4 N12 W4\$ E4\$ S12 W4 S2 W16 S24 E16 FOP=[YR=1997] E24 N8 W24 S8\$ N8 E24 S8 E12 N38\$.									