IN OR 1100/748

HOLLAND AARON W JR
940115 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2024

42-2N-27-0000-0001-0230

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

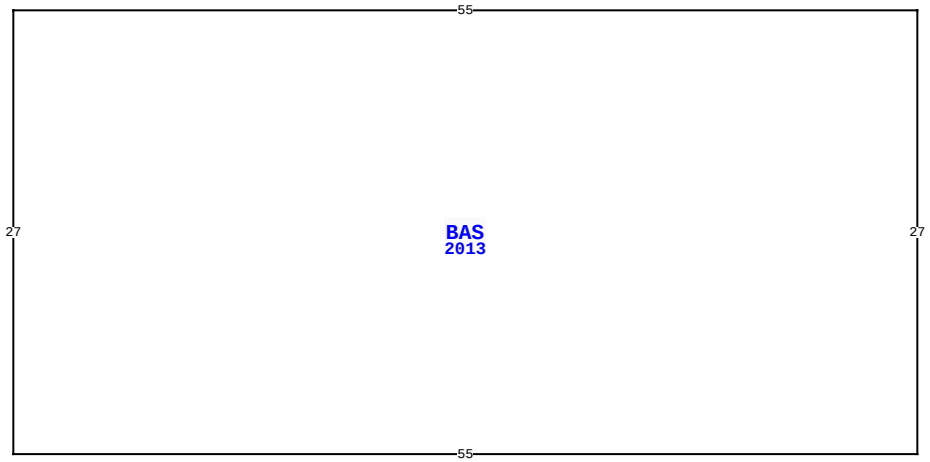
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100	1,485	57,256
TOTALS	1,485		1,485	57,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,485	122.4000	91.80	136,323	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 1485 HX Base Yr



85133 HADDOCK RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	57,256
TOTAL MARKET OB/XF VALUE	13,813
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	151,069
SOH/AGL Deduction	29,801
ASSESSED VALUE	121,268
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,268
TOTAL JUST VALUE	151,069
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/0748	12/12/2002	WD	U	I	11	74,800

GRANTOR: DAVIS MARK DUNCAN
GRANTEE: HOLLAND AARON W JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W55 S27 E55 N27$.

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
1	1242	WD DECK A	0	0	16	14	224.00	SF	10.00	10.00	100	2003	2003	3	21	470	
2	0810	CONCRETE A	0	0	22	3	66.00	SF	6.50	6.50	100	2003	2003	3	83	356	
3	0752	USP	0	0	0	0	264.00	SF	15.00	15.00	100	2003	2003	3	32	1,267	
4	0751	UOP	0	0	32	16	512.00	SF	10.00	10.00	100	2005	2005	3	40	2,048	
5	0810	CONCRETE A	0	0	0	0	528.00	SF	6.50	6.50	100	2005	2005	3	86	2,952	
6	0510	GARAGE WD-	0	0	20	24	480.00	SF	35.00	35.00	100	2005	2005	3	40	6,720	

LAND DESCRIPTION

TOTAL OB/XF 13,813

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS