PT OF LOT 9
IN OR 1871/978
YULEE FARMS 2 SUB PB 3/23

ARNETT FREDDY & NANCY
85454 FLYING A RANCH
YULEE, FL 32097

2024

42-2N-27-4540-0009-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

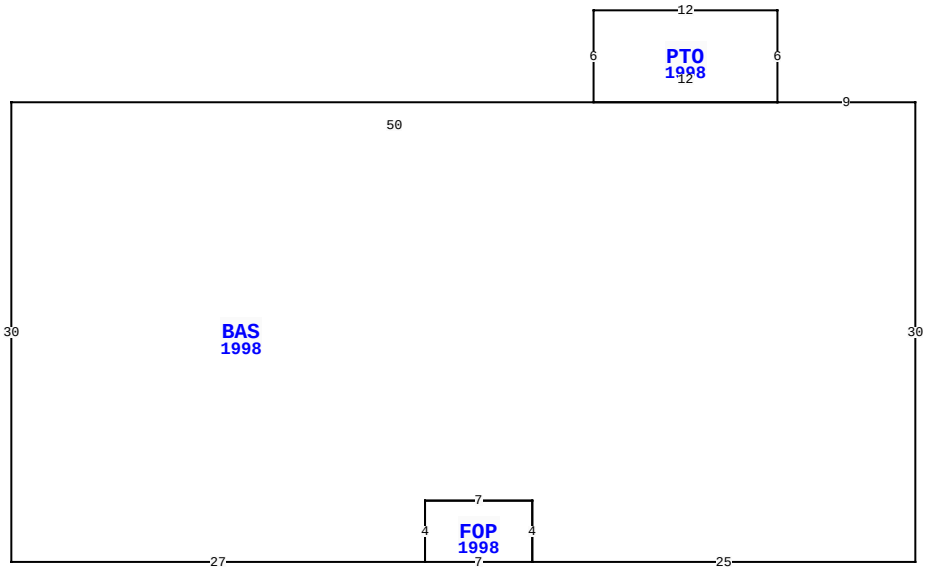
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,742	100	1,742	168,543
FOP	28	30	8	774
PTO	72	5	4	387
TOTALS	1,842		1,754	169,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,754	125.3500	119.08	208,866	1998	1998	0	0	0	18.75	81.25

1 SINGLE FAM – 0% - 0 Heated Area: 1742 HX Base Yr



85053 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	169,704
TOTAL MARKET OB/XF VALUE	286
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	249,990
SOH/AGL Deduction	49,754
ASSESSED VALUE	200,236
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,236
TOTAL JUST VALUE	249,990
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804563	NEW CONSTR	40,000	02/03/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1871/0978	7/29/2013	WD	Q	I	02	87,900
GRANTOR: WELLS FARGO BANK NA T						
GRANTEE: ARNETT FREDDY & NAN						
1836/0730	1/22/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W9 PTO=[YR=1998] N6 W12 S6 E12$ W50 S30 E27
FOP=[YR=1998] E7 N4 W7 S4$ N4 E7 S4 E25 N30$.

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	1127	BRICK 8"	0	0	0	0	28.00	SF	11.00	11.00	100	1998	1998	3	93	286	

LAND DESCRIPTION

TOTAL OB/XF 286

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	000100	C	SFR	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 11/07/2019 BY TWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS