

BROOKBANK STEVE
85303 HADDOCK RD
YULEE, FL 32097

42-2N-27-4610-0005-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
CONSTRUCTION										VALUATION SUMMARY										STANDARD																			
Exterior Wall		05	AVERAGE 70		0820		02	924		127.0500		88.94		82,181		1986		1994		0		0		70.00		30.00		VALUATION BY		STANDARD									
Exterior Wall		25	MOD METAL 30		1		M/H 93- - 100% - 2017		Heated Area: 924		HX Base Yr 2017																Tax Group: 4		Tax Dist:										
Roof Structur		03	GABLE/HIP 100																								BUILDING MARKET VALUE		24,654										
Roof Cover		12	MODULAR MT 100																								TOTAL MARKET OB/XF VALUE		2,842										
Interior Wall		05	DRYWALL 100																								TOTAL LAND VALUE - MARKET		80,000										
Interior Floo		13	LVT/LAMNT 80																								TOTAL MARKET VALUE		107,496										
Interior Floo		08	SHT VINYL 20																								SOH/AGL Deduction		51,563										
Air Condition		03	CENTRAL 100																								ASSESSED VALUE		55,933										
Heating Type		04	AIR DUCTED 100																								TOTAL EXEMPTION VALUE		HX HB 30,933										
Bedrooms			2 100																								BASE TAXABLE VALUE		25,000										
Bathrooms			2 100																								TOTAL JUST VALUE		107,496										
Frame		02	WOOD FRAME 100																								NCON VALUE		0										
Stories		1.	1. 100																								INCOME VALUE												
Units			0 100																								PREVIOUS YEAR MKT VALUE		105,868										
Quality		04	Quality Level 04																																				
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		924		100		924		24,654																															
TOTALS		924				924		24,654																															
EXTRA FEATURES										85303 HADDOCK RD, YULEE																													
BLD DATE		XF DATE		INC DATE														LGL DATE		LAND DATE		AG DATE																	
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									
1		1242		WD DECK A		0 100		20 8		160.00		SF		10.00		10.00		100		1991		1991		3		20		320											
2		0350		CARPORT WD		0 100		26 24		624.00		SF		13.00		13.00		100		1994		1994		3		20		1,622											
3		0751		UOP		0 100		30 15		450.00		SF		10.00		10.00		100		1994		1994		3		20		900											