LOT 8 R108371
IN OR 1494/693
ESMT IN OR 441/681

BERGMANN ROBERT T & AIESA G
85345 HADDOCK ROAD
YULEE, FL 32097

2024

42-2N-27-4610-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

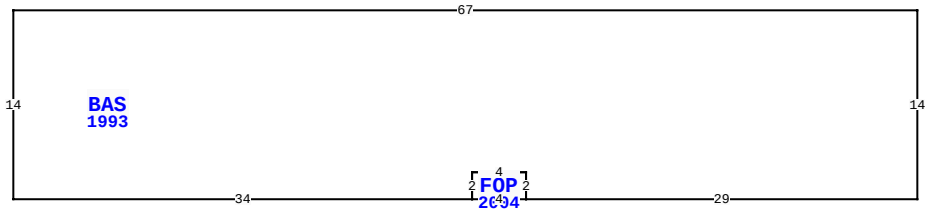
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02
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	930	100	930	12,195
FOP	8	30	2	26
TOTALS	938		932	12,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	932	62.4400	43.71	40,738	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 930 HX Base Yr



85367 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	12,221
TOTAL MARKET OB/XF VALUE	480
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	92,701
SOH/AGL Deduction	29,573
ASSESSED VALUE	63,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,128
TOTAL JUST VALUE	92,701
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/0693	4/23/2007	QC	U	I	01	100
GRANTOR: BERGMANN ROBERT T						
GRANTEE: BERGMANN ROBERT T &						
0433/0009	9/01/1984	WD	Q	V		9,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W67 S14 E34 FOP=[YR=2004] E4 N2 W4 S2$ N2 E4 S2 E29 N14$.

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	0752	USP	0	0	10	8	80.00	SF	15.00	15.00	100	1985	1985	3	20	240	
2	0681	POLE SHED	0	0	10	8	80.00	SF	15.00	15.00	100	1990	1990	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 480

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	150.00	291.00	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