

MCGHEE MICHAEL J & PATTY R
85667 HADDOCK ROAD
YULEE, FL 32097

2024

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

03

VINYL 100

Roof Structure

03

GABLE/HIP 100

Roof Cover

12

MODULAR MT 100

Interior Wall

05

DRYWALL 100

Interior Floor

14

CARPET 70

Interior Floor

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

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

1,713

100

1,713

72,573

DCK

300

15

45

1,907

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800

02

1,758

122.8000

92.10

161,912

1995

2000

0

0

0

54.00

46.00

1 M/H 94+ - 100% - 1996

Heated Area: 1713

HX Base Yr 1996

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

85667 HADDOCK RD, YULEE

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

EXTRA FEATURES

85667 HADDOCK RD, YULEE

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

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

1995

1995

3

77

2,695

2

0751

UOP

0

0

15 10

150.00

SF

10.00

10.00

100

2000

2000

3

28

420

LAND DESCRIPTION

TOTAL OB/XF

3,115

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH 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

100

OR

150.00

291.00

1.00

LT

1.00

1.00

1.00

80,000.00

80,000.00

80,000

REVIEW DATE

04/30/2024

BY

KBA

Total Acres:

0.00

Total Land Value:

80,000

Market:

0

Agricultural:

0

Common:

80,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

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NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

74,480

TOTAL MARKET OB/XF VALUE

3,115

TOTAL LAND VALUE - MARKET

80,000

TOTAL MARKET VALUE

157,595

SOH/AGL Deduction

92,753

ASSESSED VALUE

64,842

TOTAL EXEMPTION VALUE

HX HB

39,422

BASE TAXABLE VALUE

25,420

TOTAL JUST VALUE

157,595

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

155,737

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / I

V / V

RSN CD

SALE PRICE

0729/0461

5/09/1995

WD Q

Q

V

16,000

GRANTOR: JONES BILLY & ELIZABE

GRANTEE: MCGHEE MICHAEL & PA

0435/0779

10/01/1984

WD Q

Q

V

9,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W2 DCK=[YR=2022] N10 W30 S10 E30\$ W62 S27 E35
N1 E15 S1 E14 N27\$.