LOT 24
IN OR 2100/1220
YULEE WOODS PBK 5/56

THORNTON JOHN M & DEBORAH W
85731 HADDOCK ROAD
YULEE, FL 32097

2024

42-2N-27-4610-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

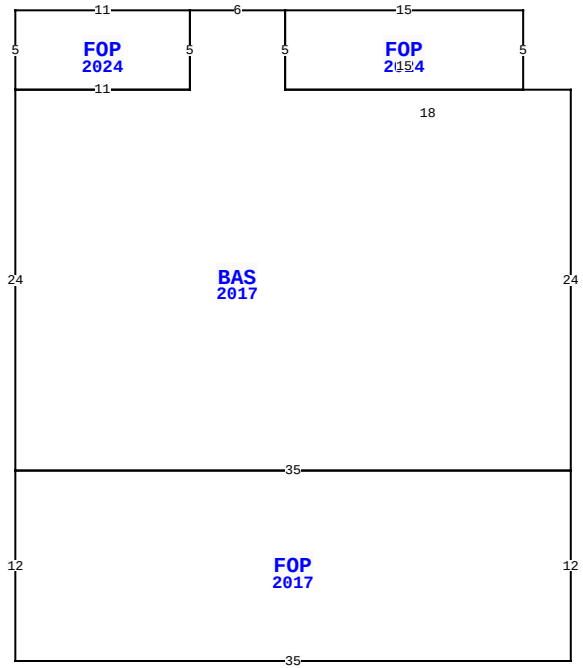
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	870	100	870	116,205
FOP	420	30	126	16,830
FOP	55	30	16	2,137
FOP	75	30	22	2,938
TOTALS	1,420		1,034	138,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,034	110.1600	137.70	142,382	2017	2017	0	0	0	3.00	97.00

2 SNGL FAM – 100% - 2018 Heated Area: 870 HX Base Yr 2018



85731 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		138,111
TOTAL MARKET OB/XF VALUE		7,983
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		226,094
SOH/AGL Deduction		105,571
ASSESSED VALUE		120,523
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,523
TOTAL JUST VALUE		226,094
NCON VALUE		12,161
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011395	CO ISSUED	0	12/21/2017
17007348	ADDITION	4,098	08/15/2017
17003728	NEW CONSTR	105,105	04/27/2017
6925	XFOB	1,632	01/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2100/1220	2/10/2017	WD	U	I	37	15,000
GRANTOR: THORNTON HENRY H & SH						
GRANTEE: THORNTON JOHN M & D						
0860/0119	12/18/1998	WD	Q	I		31,900
GRANTOR: JACKSON CINDY A						
GRANTEE: THORNTON HENRY H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W18 N5 W6 S5 W11 S24 E35 N24 $
FOP=[YR=2017;ORIG=-35,24] S12 E35 N12 W35 $
FOP=[YR=2024;ORIG=-24,-5] W11 S5 E11 N5 $
FOP=[YR=2024;ORIG=-18,-5] E15 S5 W15 N5 $
.

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	0940	SHEDS/PORT	0	100	8	12	96.00	SF	20.10	20.10	100	1991	1991	3	20	386	
2	0681	POLE SHED	0	100	10	21	210.00	SF	9.75	9.75	100	1997	1997	3	25	512	
3	0351	CARPORT MT	0	100	36	24	864.00	SF	10.00	10.00	100	2024	2018		82	7,085	

LAND DESCRIPTION

TOTAL OB/XF 7,983

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	100		OR	291.00	150.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/22/2024 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS