BLOCK 7 LOT 37
IN OR 1920/589
1995 PINE DW/MH

BISHOP GORDON W
85384 HADDOCK RD
YULEE, FL 32097

2024

43-2N-27-4622-0007-0370

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

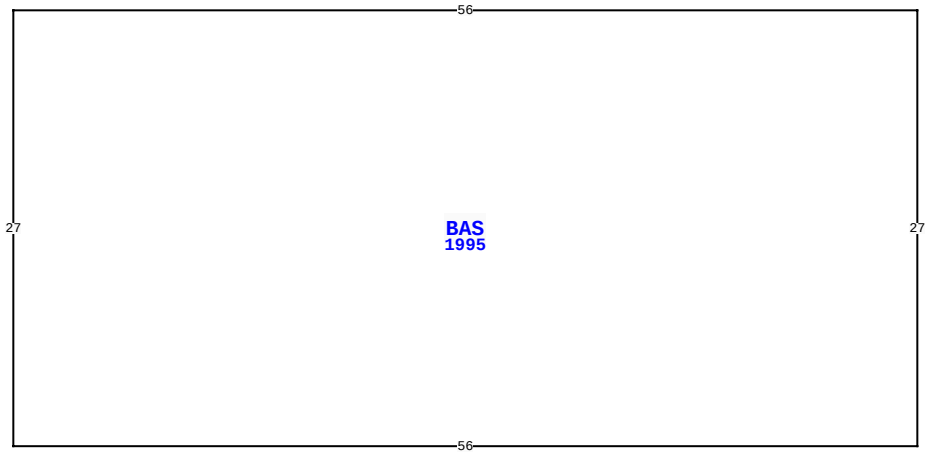
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	40,007
TOTALS	1,512		1,512	40,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	117.6000	88.20	133,358	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2008 Heated Area: 1512 HX Base Yr



85384 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		40,007
TOTAL MARKET OB/XF VALUE		4,423
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		124,430
SOH/AGL Deduction		0
ASSESSED VALUE		124,430
TOTAL EXEMPTION VALUE	13	124,430
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		124,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1032	MH MOVE-ON	0	08/28/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1920/0589	5/19/2014	WD	U	I	11	100
GRANTOR: BISHOP GORDON W & ANG						
GRANTEE: BISHOP GORDON W						
1537/1893	11/28/2007	WD	U	I	07	100
GRANTOR: YULEE HOME CENTER						
GRANTEE: BISHOP GORDON W & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W56 S27 E56 N27$.

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	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	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	1995	1995	3	20	1,728	

LAND DESCRIPTION

TOTAL OB/XF 4,423

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	100		OR	0.00	0.00	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