BLOCK 7 LOT 38
LOFTON BLUFF 3 PB 4/108

LIDDELL MICHAEL & MELANIE
96216 CONFEDERATE OAKS DR
YULEE, FL 32097

2024

43-2N-27-4622-0007-0380

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 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

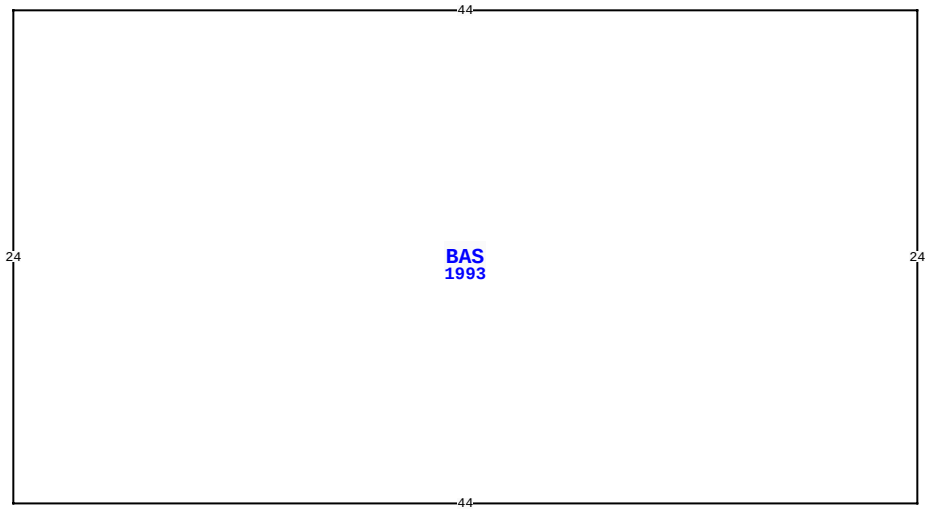
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	25,990
TOTALS	1,056		1,056	25,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,056	117.2000	82.04	86,634	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1056 HX Base Yr



85402 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	25,990
TOTAL MARKET OB/XF VALUE	2,886
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	108,876
SOH/AGL Deduction	36,161
ASSESSED VALUE	72,715
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,715
TOTAL JUST VALUE	108,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2584/0894	8/12/2022	QC	U	I	11	100
GRANTOR: ROY MELANIE NKA MELAN						
GRANTEE: LIDDELL MICHAEL & M						
1595/1907	12/05/2008	QC	U	I	01	100
GRANTOR: ROY MELANIE A						
GRANTEE: ROY MELANIE & MIRAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S24 E44 N24$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0940	SHEDS/PORT	0	0	8	12	96.00	SF	30.00	30.00	100	1997	1997	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 2,886

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	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