

BLOCK 7 LOT 39
IN OR 2093/1524
2005 GENA DW/MH

WESCOAT CARRIE ANN
85426 HADDOCK RD
YULEE, FL 32097

2024

43-2N-27-4622-0007-0390



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		4 100
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	2,280	100	2,280	112,231
TOTALS	2,280		2,280	112,231

TOTALS		2/200	2/200	11/201	
EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	
1	1242	WD DECK A	0 100	0 0	
2	0810	CONCRETE A	0 100	16 8	
3	0500	FP-PRE FAB	0 100	0 0	
4	0510	GARAGE WD-	0 100	25 12	
5	0351	CARPORT MT	0 100	25 24	

LAND DESCRIPTION														
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
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00
				</										

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	2,280	117.2000	87.90	200,412	2005	2005	0	0	0 44.00	56.00	
1 M/H 94+ - 100% - 2017												
Heated Area: 2280												
HX Base Yr 2017												
BAS 2006												
85426 HADDOCK RD, YULEE												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					112,231				
TOTAL MARKET OB/XF VALUE					16,495				
TOTAL LAND VALUE - MARKET					80,000				
TOTAL MARKET VALUE					208,726				
SOH/AGL Deduction					103,612				
ASSESSED VALUE					105,114				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					55,114				
TOTAL JUST VALUE					208,726				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					205,541				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003034	GARAGE	43,020	03/23/2018
M09576	OTHER	0	04/01/2005
E14680	ELEC OTHER	0	03/01/2005
MH4553	MH MOVE-ON	0	03/01/2005
P09132	OTHER	0	03/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2093/1524	8/11/2016	TD	U	I	11	100	
GRANTOR: DAVIS LIVING TRUST							
GRANTEE: WESCOAT CARRIE ANN							
2065/0853	8/11/2016	TD	Q	I	01	96,000	
GRANTOR: DAVIS LIVING TRUST							
GRANTEE: WESTCOAT CARRIE ANN							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2006] W76 S30 E76 N30\$.									