BLOCK 7 LOT 46
IN OR 1857/173
LOFTON BLUFF # 3 PB 4/108

MIXSON LYNDA A
85576 HADDOCK RD
YULEE, FL 32097

2024

43-2N-27-4622-0007-0460

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

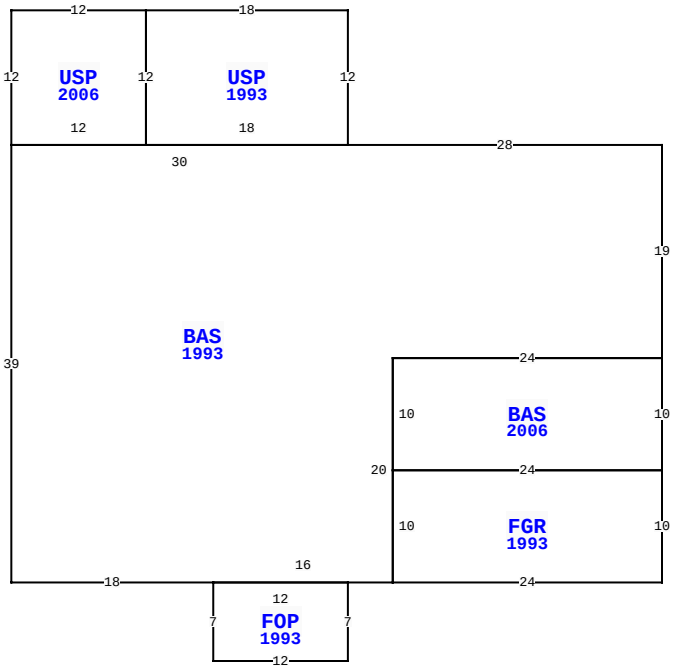
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	150,411
BAS	240	100	240	20,257
FGR	240	55	132	11,142
FOP	84	30	25	2,111
USP	216	30	65	5,486
USP	144	30	43	3,630
TOTALS	2,706		2,287	193,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,287	116.9000	111.06	253,994	1989	1991	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 0 Heated Area: 2022 HX Base Yr



85576 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		193,035
TOTAL MARKET OB/XF VALUE		25,931
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		298,966
SOH/AGL Deduction		134,999
ASSESSED VALUE		163,967
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		113,967
TOTAL JUST VALUE		298,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5903	GARAGE	15,300	08/01/1989
5603	NEW CONSTR	72,742	03/31/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1857/0173	5/20/2013	WD	U	I	30	100
GRANTOR: MIXSON HARRY G JR EST						
GRANTEE: MIXSON LYNDA A						
0561/1102	1/25/1989	WD	Q	V		11,500
GRANTOR: ROZIER RICHARD & S A						
GRANTEE: MIXSON HARRY G JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 USP=[YR=1993] N12 W18 USP=[YR=2006] W12 S12 E12 N12$ S12 E18$ W30 S39 E18 FOP=[YR=1993] S7 E12 N7 W12$ E16 FGR=[YR=1993] E24 N10 BAS=[YR=2006] N10 W24 S10 E24$ W24 S10$ N20 E24 N19$.

EXTRA FEATURES

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	0510	GARAGE WD-	0	100	30	30	900.00	SF	38.50	38.50	100	1989	1989	3	20	6,930	
2	0812	CONCRETE C	0	100	0	0	4,202.00	SF	4.00	4.00	100	1989	1989	3	57	9,581	
3	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	1990	1990	3	20	6,300	
4	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	2000	2000	3	28	1,680	
5	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 25,931

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/27/2024 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS