

ALLEN DALE W & CYNTHIA S
85670 HADDOCK ROAD
YULEE, FL 32097

43-2N-27-4622-0007-0500

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
ELEMENT		CD	CONSTRUCTION												VALUATION SUMMARY																														
Exterior Wall		10	ABOVE AVG 50		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY					STANDARD																					
Exterior Wall		12	CEDAR 50		0100		01	2,900	109.1340	103.68	300,672	1991	1996	0	0	0	13.25	86.75	Tax Group: 4					Tax Dist:																					
Roof Structur		03	GABLE/HIP 100		1		SINGLE FAM - 100% - 0													Heated Area: 1916													HX Base Yr												
Roof Cover		03	COMP SHNGL 100																																										
Interior Wall		05	DRYWALL 100																																										
Interior Floo		12	HARDWOOD 80																																										
Interior Floo		11	CLAY TILE 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																																										
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	1,916	100	1,916	172,330																																									
FCP	720	25	180	16,189																																									
FOP	100	30	30	2,698																																									
FST	72	55	40	3,598																																									
UGR	1,632	45	734	66,018																																									
TOTALS		4,440	2,900	260,833																																									
EXTRA FEATURES						85670 HADDOCK RD, YULEE										BLD DATE				LGL DATE																									
																XF DATE				LAND DATE																									
																INC DATE				AG DATE																									
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	0861	POOL GUNIT	0 100	15	30	450.00	SF	85.00	85.00	100	1998	1998	3	21	8,033																														
2	0845	KOOL DECK	0 100	0	0	319.00	SF	7.25	7.25	100	1998	1998	3	75	1,735																														
3	0351	CARPORT MT	0 100	30	45	1,350.00	SF	10.00	10.00	100	2018	2018	3	82	11,070																														
4	0476	VF 6 SBPL	0 100	0	0	515.00	LF	32.00	32.00	100	2018	2018	3	94	15,491																														
LAND DESCRIPTION										TOTAL OB/XF										36,329																									
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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000																												
2	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	0.90	80,000.00	72,000.00	72,000																												
REVIEW DATE	07/16/2019	BY	DJ	Total Acres: 0.00		Total Land Value: 152,000		Market: 0		Agricultural: 0		Common: 152,000		PRINTED 08/06/2024 BY SYS																															