

BLOCK 7 LOT 60
IN OR 1091/1925
FPL R/W OR 418/325

MANNING JOSHUA D/HINSON MARENA K
85880 HADDOCK ROAD
YULEE, FL 32097

2024

43-2N-27-4622-0007-0600



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
Occupancy	00	NONE 100

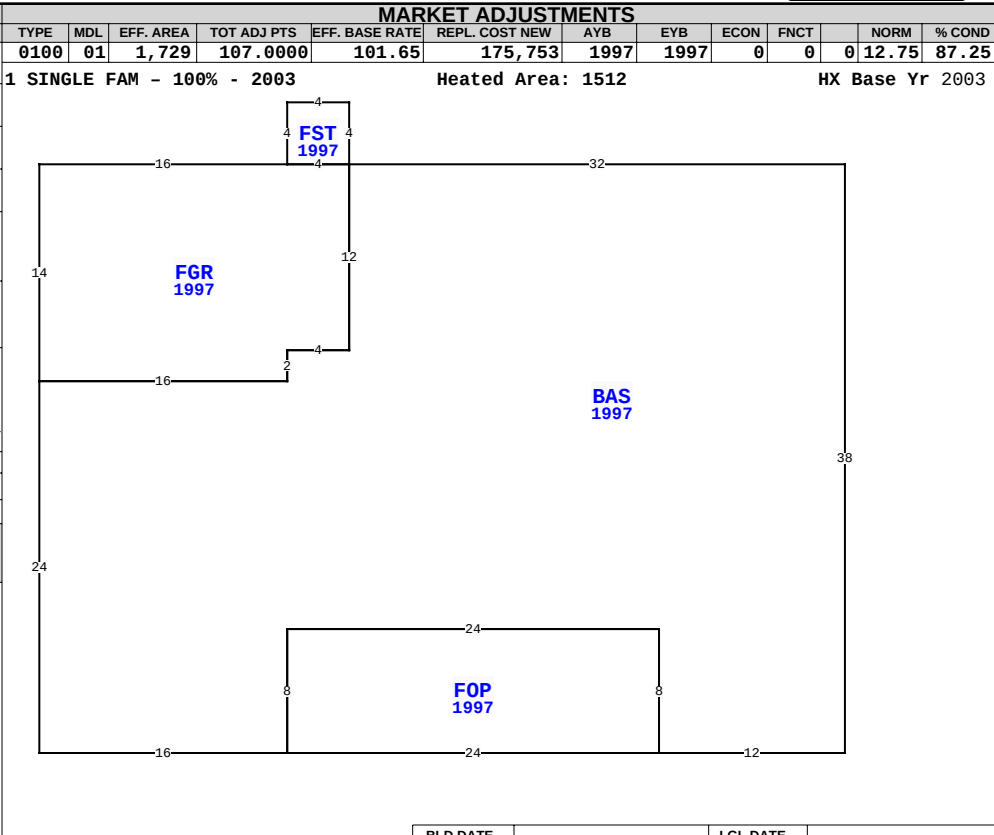
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	134,099
FGR	272	55	150	13,304
FOP	192	30	58	5,144
FST	16	55	9	798

TOTALS	1,992		1,729	153,344
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	8	12	96.00	SF	10.00	10.00	100	1988
2	0510	GARAGE WD-	0 100	24	28	672.00	SF	26.25	26.25	100	1986

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	



85880 HADDOCK RD, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		153,344	
TOTAL MARKET OB/XF VALUE		3,720	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		237,064	
SOH/AGL Deduction		121,119	
ASSESSED VALUE		115,945	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		65,945	
TOTAL JUST VALUE		237,064	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		230,236	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1091/1925	11/04/2002	WD	Q	I	
GRANTOR: BARRY ERNEST L					SALE PRICE
GRANTEE: MANNING JOSHUA & MA					128,500

BUILDING NOTES											
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BUILDING DIMENSIONS

BAS=[YR=1997] W32 FST=[YR=1997] N4 W4 S4 FGR=[YR=1997] W16 S14 E16 N2 E4 N12 W4\$ E4\$ S12 W4 S2 W16 S24 E16 FOP=[YR=1997] E24 N8 W24 S8\$ N8 E24 S8 E12 N38\$.