

TOWNSEND JASON DANIELS JR
85314 HADDOCK ROAD
YULEE, FL 32097

43-2N-27-4622-0007-0340

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION BY STANDARD									
Exterior Wall 24										6500 01 2,411 39.2000 14.50 34,960 1984 1984 0 0 50.00 50.00										Tax Group: 4 Tax Dist:									
Roof Structur 03										1 GARAGE RES - 100% - 2024 Heated Area: 1887 HX Base Yr 2024										BUILDING MARKET VALUE 177,599									
Roof Cover 01																				TOTAL MARKET OB/XF VALUE 32,102									
Interior Wall 01																				TOTAL LAND VALUE - MARKET 170,000									
Interior Floo 03																				TOTAL MARKET VALUE 379,701									
Air Condition 01																				SOH/AGL Deduction 13,911									
Heating Type 01																				ASSESSED VALUE 365,790									
Bedrooms 01																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms 02																				BASE TAXABLE VALUE 315,068									
Frame 1.5																				TOTAL JUST VALUE 379,701									
Stories 1.5																				NCON VALUE 0									
Units 01																				INCOME VALUE									
BUD8 Adjustme 04																				PREVIOUS YEAR MKT VALUE 355,481									
Occupancy 00																													
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 YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,887 100 1993 1,887 13,681																													
FST 740 55 2003 407 2,951																													
UST 260 45 2003 117 849																													
TOTALS 2,887 2,411 17,480																													
EXTRA FEATURES										85314 HADDOCK RD, YULEE																			
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 0819 CONC 12" 0 100 30 12 360.00 SF 9.50 9.50 100 1993 1993 3 64 2,189																													
2 0812 CONCRETE C 0 100 0 0 612.00 SF 4.00 4.00 100 1993 1993 3 64 1,567																													
3 0810 CONCRETE A 0 100 22 11 242.00 SF 6.50 6.50 100 1987 1987 3 49.5 779																													
4 0845 KOOL DECK 0 100 114 5 570.00 SF 7.25 7.25 100 1989 1989 3 54.5 2,252																													
5 0861 POOL GUNIT 0 100 13 30 390.00 SF 63.75 63.75 100 1989 1989 3 20 4,973																													
6 0510 GARAGE WD- 0 100 0 0 520.00 SF 35.00 35.00 100 2001 2001 3 28 5,096																													
7 0812 CONCRETE C 0 100 0 0 5,082.00 SF 4.00 4.00 100 1999 1999 3 75 15,246																													
LAND DESCRIPTION										TOTAL OB/XF 32,102																			
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 RES 100 OR 0.00 0.00 1.00 LT 1.00 1.00 1.00 85,000.00 85,000.00 85,000																													
2 000100 C RES 100 OR 0.00 0.00 1.00 LT 1.00 1.00 1.00 85,000.00 85,000.00 85,000																													
REVIEW DATE 01/28/2020 BY NWX										Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000										PRINTED 07/30/2025 BY SYS									

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