

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		05	AVERAGE 100		0800	02	1,485	122.4000	110.16	163,588	1998	1998	0	0	0	65.00	35.00	VALUATION BY		STANDARD																
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ 0% - 0												Heated Area: 1485 HX Base Yr																			
Roof Cover		12	MODULAR MT 100		27 55 55 27 BAS 2013												Tax Group: 4												Tax Dist:							
Interior Wall		05	DRYWALL 100														BUILDING MARKET VALUE												57,256							
Interior Floo		14	CARPET 60														TOTAL MARKET OB/XF VALUE												8,610							
Interior Floo		08	SHT VINYL 40														TOTAL LAND VALUE - MARKET												90,000							
Air Condition		03	CENTRAL 100														TOTAL MARKET VALUE												155,866							
Heating Type		04	AIR DUCTED 100														SOH/AGL Deduction												9,131							
Bedrooms			5 100														ASSESSED VALUE												146,735							
Bathrooms			2 100														TOTAL EXEMPTION VALUE												0							
Frame			N/A 100														BASE TAXABLE VALUE												146,735							
Stories		0	0 100														TOTAL JUST VALUE												155,866							
Units			0 100		NCON VALUE												0																			
					INCOME VALUE																															
					PREVIOUS YEAR MKT VALUE												159,562																			
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	1,485	100	2013	1,485	57,256																															
TOTALS						1,485			1,485	57,256	BLD DATE						LGL DATE		05/11/2026				MLU													
EXTRA FEATURES						85133 HADDOCK RD, YULEE										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	1242	WD DECK A		0	0 16 14	224.00	SF	10.00	10.00	100	2003	2003	3	20	448																					
3	0752	USP		0	0 0 0	264.00	SF	15.00	15.00	100	2003	2003	3	29	1,148																					
4	0751	UOP		0	0 32 16	512.00	SF	10.00	10.00	100	2005	2005	3	32	1,638																					
6	0510	GARAGE WD-		0	0 20 24	480.00	SF	35.00	35.00	100	2005	2005	3	32	5,376																					
LAND DESCRIPTION						TOTAL OB/XF										8,610																				
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			0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000																	
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 0.00		Total Land Value: 90,000				Market: 0				Agricultural: 0				Common: 90,000				PRINTED 07/09/2026 BY SYS												