BLOCK 7 LOTS 61 & 62
IN OR 1977/895
LOFTON BLUFF #3 PB 4/108

DAVIS LIVING TRUST/DAVIS LARRY TRUSTEE
85912 HADDOCK RD
YULEE, FL 32097

2023

43-2N-27-4622-0007-0610

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

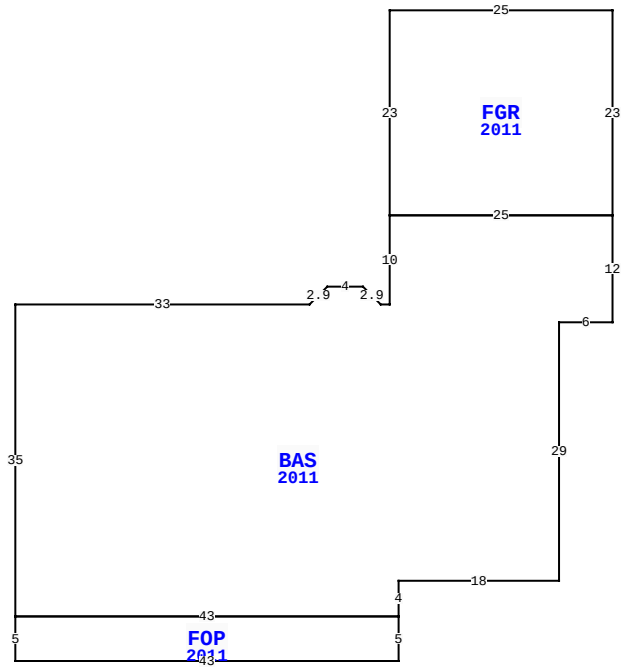
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,337	100	2,337	223,344
FGR	575	55	316	30,200
FOP	215	30	64	6,116
TOTALS	3,127		2,717	259,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,717	115.0128	103.80	282,025	2011	2011	0	0	0	7.93	92.07

1 SINGLE FAM – 100% - 2012 Heated Area: 2337 HX Base Yr 2012



85912 HADDOCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,333
TOTAL MARKET OB/XF VALUE		50,122
TOTAL LAND VALUE - MARKET		144,000
TOTAL MARKET VALUE		472,455
SOH/AGL Deduction		216,526
ASSESSED VALUE		255,929
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		205,929
TOTAL JUST VALUE		472,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327168	ADDITION	28,434	05/01/2013
B24985	ADDITION	1,200	08/01/2011
C22279	CO ISSUED	0	03/17/2011
B24343	ADDITION	17,397	02/01/2011
M14783	MECH OTHER	0	09/01/2009
E21934	ELEC OTHER	5,000	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1977/0895	4/30/2015	WD	U	I	11	100
GRANTOR: DAVIS ELIZABETH A & L						
GRANTEE: DAVIS LIVING TRUST						
1374/1697	12/19/2005	WD	Q	I		145,000
GRANTOR: RIENDEAU SHIRLEY						
GRANTEE: DAVIS ELIZABETH A &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2011] W25 S23 BAS=[YR=2011] S10 W1 U2 L2 W4 D2 L2 W33 S35 FOP=[YR=2011] S5 E43 N5 W43$ E43 N4 E18 N29 E6 N12 W25$ E25 N23$.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	28	35	980.00	SF	5.20	5.20	50	1988	1988	3	20	1,019	
2	0812	CONCRETE C	0	100	0	0	2,560.00	SF	4.00	4.00	100	2011	2011	3	93	9,523	
3	0510	GARAGE WD-	0	100	28	26	728.00	SF	35.00	35.00	100	2013	2013	3	75	19,110	
4	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2011	2011	3	68	9,520	
5	0476	VF 6 SBPL	0	100	0	0	376.00	LF	32.00	32.00	100	2011	2011	3	83	9,987	
6	0092	AUTO GATE	0	100	0	0	1.00	UT	1,750.00	1,750.00	100	2011	2011	3	55	963	

LAND DESCRIPTION

TOTAL OB/XF 50,122

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.00	LT		1.00	1.00	0.90	80,000.00	72,000.00	144,000							

REVIEW DATE 08/13/2018 BY SBX Total Acres: 0.00 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 08/02/2023 BY SYS

BLOCK 7 LOTS 61 & 62
IN OR 1977/895
LOFTON BLUFF #3 PB 4/108

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YULEE, FL 32097

2023

43-2N-27-4622-0007-0610

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

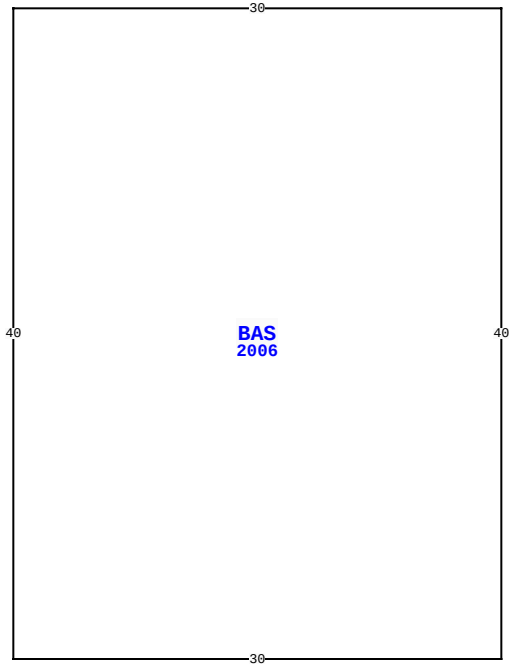
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
MKT AREA	04
NEIGHBORHOOD/LOC	4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	18,673
TOTALS	1,200		1,200	18,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	57.0000	19.95	23,940	2006	2006	0	0	0	22.00	78.00

2 GARAGE RES – 100% - 2012 Heated Area: 1200 HX Base Yr 2012



85912 HADDOCK RD, YULEE

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TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		205,929
TOTAL JUST VALUE		472,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11907	REPAIR/RRF	3,000	06/01/2009
P13700	OTHER	0	03/01/2009
B22279	NEW CONSTR	199,122	02/01/2009
MH013426	MH MOVE-ON	0	03/01/2001
95-01971	XFOB	7,820	06/01/1995
B9401435	CARPORT	10,601	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1977/0895	4/30/2015	WD	U	I	11	100
GRANTOR: DAVIS ELIZABETH A & L						
GRANTEE: DAVIS LIVING TRUST						
1374/1697	12/19/2005	WD	Q	I		145,000
GRANTOR: RIENDEAU SHIRLEY						
GRANTEE: DAVIS ELIZABETH A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W30 S40 E30 N40$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/13/2018 BY SBX Total Acres: 0.00 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 08/02/2023 BY SYS