IN OR 2330/1159

MILLER TRISTA N
85115 HADDOCK RD
YULEE, FL 32097

2025

42-2N-27-0000-0001-0310

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 04

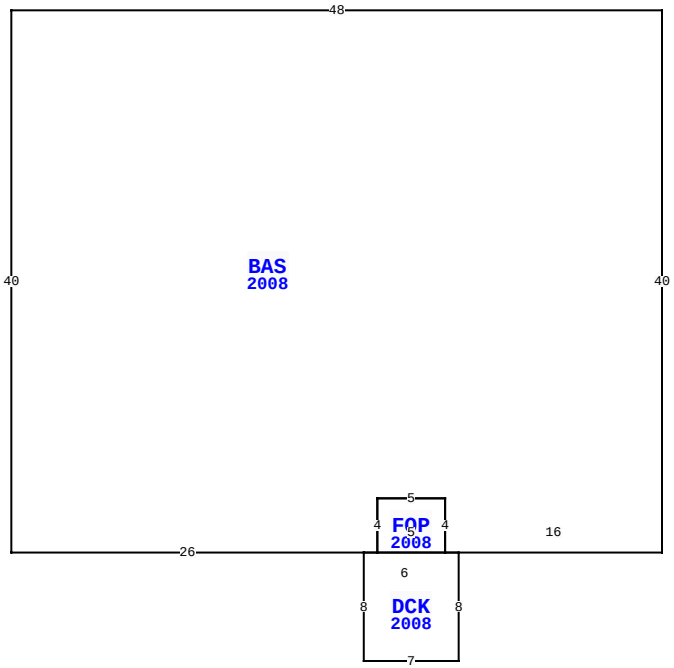
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100	2008	1,900	107,666
DCK	56	15	2008	8	453
FOP	20	30	2008	6	340
TOTALS	1,976			1,914	108,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,914	158.7300	134.92	258,237	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 1900 HX Base Yr



85115 HADDOCK RD, YULEE

BLD DATE	08/17/2011 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	108,460
TOTAL MARKET OB/XF VALUE	6,326
TOTAL LAND VALUE - MARKET	106,250
TOTAL MARKET VALUE	221,036
SOH/AGL Deduction	34,237
ASSESSED VALUE	186,799
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,799
TOTAL JUST VALUE	221,036
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M16052	H/AC	0	04/01/2011
C4724	CO ISSUED	0	12/01/2006
MH064724	MH MOVE-ON	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2330/1159	12/20/2019	WD	Q	I	01	180,000
GRANTOR: DAVIS BRETT L						
GRANTEE: MILLER TRISTA N						
1877/1264	8/21/2013	QC	U	I	11	100
GRANTOR: HESSENAUER PHYLLIS L						
GRANTEE: DAVIS BRETT L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W48 S40 E26 DCK=[YR=2008] S8 E7 N8 W1
FOP=[YR=2008] N4 W5 S4 E5$ W6$ E1 N4 E5 S4 E16 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
1	0511	GARAGE CB-	0	0	29	18	522.00	SF	40.00	40.00	100	1972	1972	3	22	4,594	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	81	1,620	
3	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	2009	2009	3	35	112	

LAND DESCRIPTION

TOTAL OB/XF 6,326

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	000100	C	RES	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.25	85,000.00	106,250.00	106,250							

REVIEW DATE 02/02/2023 BY NWA Total Acres: 0.00 Total Land Value: 106,250 Market: 0 Agricultural: 0 Common: 106,250 PRINTED 07/30/2025 BY SYS