



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
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	
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
BAS	1,280	100	2000
TOTALS	1,280		1,280
			53,791

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	94+	- 100%	- 1997							
				Heated Area: 1280			HX Base Yr 1997				
BLD DATE		LGL DATE								05/09/2025	MLU
XF DATE		LAND DATE									
INC DATE		AG DATE									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			53,791
TOTAL MARKET OB/XF VALUE			6,406
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			145,197
SOH/AGL Deduction			90,488
ASSESSED VALUE			54,709
TOTAL EXEMPTION VALUE	HX HB		29,709
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			145,197
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			136,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH03357	MH MOVE-ON	0	12/01/2000
MH992825	MH MOVE-ON	0	08/01/1999
96 1373	MH MOVE-ON	0	07/17/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0963/1652	12/27/2000	WD	U	I	11	54,300
GRANTOR: DAVIS MARK						
GRANTEE: DYAL DOROTHY G						
0896/0497	8/23/1999	WD	Q	I		28,000
GRANTOR: DRIGGERS ELLA DORIS						
GRANTEE: DAVIS MARK						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0511	GARAGE CB-	0 100	22 26	572.00	SF	40.00	40.00	100	1978	1978
85085 HADDOCK RD, YULEE											

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				05/09/2025	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2000] W80 S16 E80 N16 \$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							