LOT 2
YULEE WOODS PB 5/56

COOLEY GENA KAYE
PO BOX 15208
FERNANDINA BEACH, FL 32035

2025

42-2N-27-4610-0002-0000

BUILDING CHARACTERISTICS

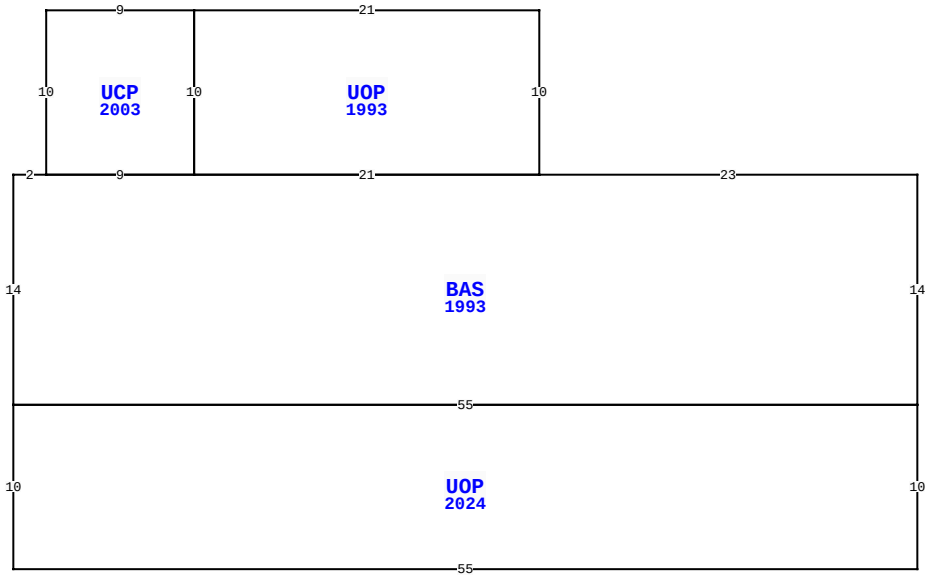
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100	1993	770	22,176
UCP	90	20	2003	18	518
UOP	210	25	1993	52	1,498
UOP	550	25	2024	138	3,974
TOTALS	1,620			978	28,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	978	120.0000	96.00	93,888	1985	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2024 Heated Area: 770 HX Base Yr 2024



85239 HADDOCK RD, YULEE

BLD DATE		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		28,166
TOTAL MARKET OB/XF VALUE		240
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		113,406
SOH/AGL Deduction		5,468
ASSESSED VALUE		107,938
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,216
TOTAL JUST VALUE		113,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2664/1366	8/29/2023	WD	Q	I	01	150,000
GRANTOR: AUTORE BURL & SANDRA						
GRANTEE: COOLEY GENA KAYE						
2552/0822	3/29/2022	WD	U	I	37	65,000
GRANTOR: WINGATE JAMES E & TAM						
GRANTEE: AUTORE BURL A & SAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W23 W21 W9 W2 S14 E55 N14 $
UOP=[YR=1993;ORIG=-23,0] N10 W21 S10 E21 $
UCP=[YR=2003;ORIG=-44,-10] W9 S10 E9 N10 $
UOP=[YR=2024;ORIG=-55,14] E55 S10 W55 N10 $
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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	0751	UOP	0	100	10	10	100.00	SF	10.00	10.00	100	1997	1997	3	24	240	

LAND DESCRIPTION

TOTAL OB/XF 240

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	100		OR	150.00	291.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/26/2024 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS