LOT 5
IN OR 1898/1422
1986 BLUE RIDGE/SW/MH

BROOKBANK STEVE
85303 HADDOCK RD
YULEE, FL 32097

2025

42-2N-27-4610-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	25	MOD METAL 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

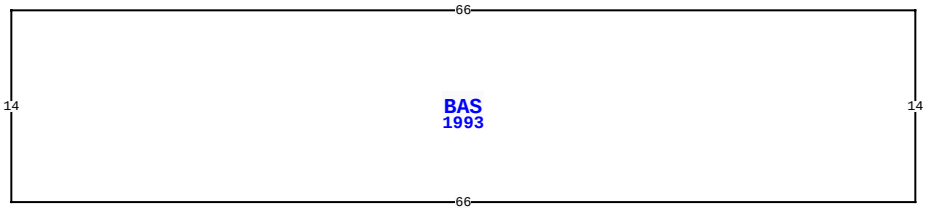
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	28,175
TOTALS	924			924	28,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	127.0500	101.64	93,915	1986	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2017 Heated Area: 924 HX Base Yr 2017



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		28,174
TOTAL MARKET OB/XF VALUE		2,842
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		116,016
SOH/AGL Deduction		58,461
ASSESSED VALUE		57,555
TOTAL EXEMPTION VALUE	HX HB	32,555
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		116,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7213	MH MOVE-ON	14,000	04/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1898/1422	1/08/2014	SW	U	I	12	33,000
GRANTOR: WELLS FARGO FINANCIAL						
GRANTEE: BROOKBANK STEVE						
1873/1847	7/30/2013	WD	U	I	12	75,600
GRANTOR: MAY SHIRLEY J						
GRANTEE: WELLS FARGO FINANCI						

85303 HADDOCK RD, YULEE

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

BUILDING NOTES

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	1242	WD DECK A	0	100	20	8	160.00	SF	10.00	10.00	100	1991	1991	3	20	320	
2	0350	CARPORT WD	0	100	26	24	624.00	SF	13.00	13.00	100	1994	1994	3	20	1,622	
3	0751	UOP	0	100	30	15	450.00	SF	10.00	10.00	100	1994	1994	3	20	900	

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 2,842

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	0006	OR	150.00	291.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS