LOT 6
YULEE WOODS PB 5/56

WILLIAMS GARY H
85325 HADDOCK ROAD
YULEE, FL 32097

2025

42-2N-27-4610-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	04	Quality Level 04

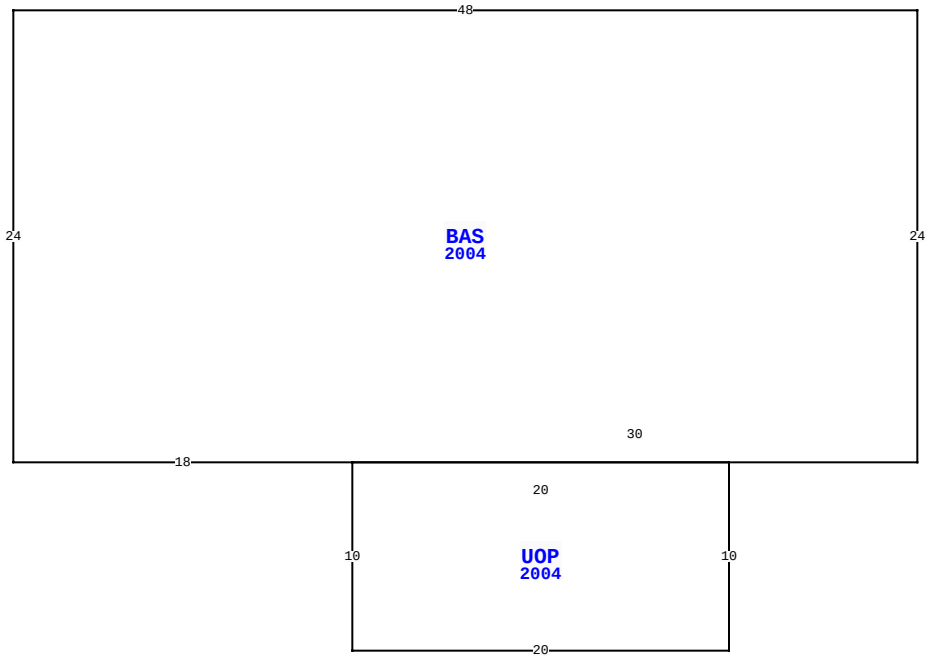
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2004	1,152	85,840
UOP	200	25	2004	50	3,726
TOTALS	1,352			1,202	89,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,202	128.9200	109.58	131,715	2002	2012	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2020 Heated Area: 1152 HX Base Yr 2020



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

85325 HADDOCK RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		89,566
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		174,566
SOH/AGL Deduction		53,564
ASSESSED VALUE		121,002
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,280
TOTAL JUST VALUE		174,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013631	B013	0	09/01/2001
7813	MH MOVE-ON	10,000	05/23/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2284/1402	6/25/2019	WD	Q	I	01	130,000
GRANTOR: THRIFT PHYLLIS D & MI						
GRANTEE: WILLIAMS GARY H						
2263/0946	3/16/2019	QC	U	I	11	100
GRANTOR: THRIFT PHYLLIS DENISE						
GRANTEE: THRIFT PHYLLIS D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W48 S24 E18 UOP=[YR=2004] S10 E20 N10 W20$ E30 N24$.

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
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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS