LOT 9
IN OR 846/887
YULEE WOODS PB 5/56

HADDOCK DEAN A & LISA T
85385 HADDOCK ROAD
YULEE, FL 32097

2025

42-2N-27-4610-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

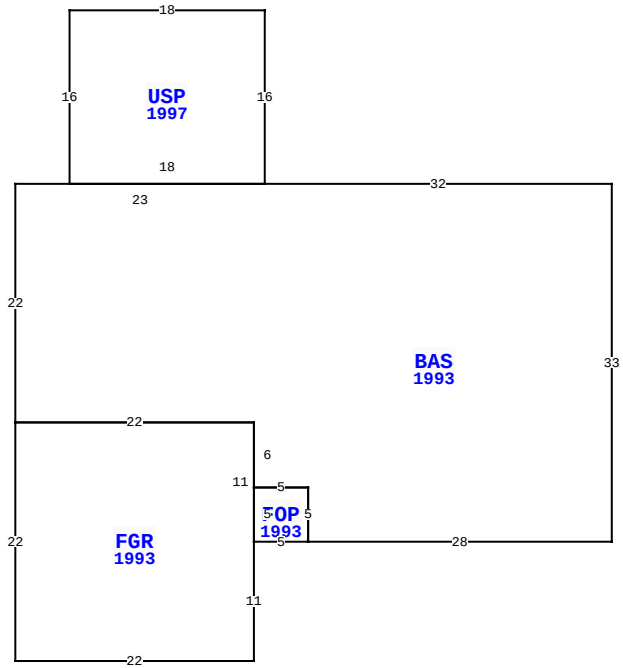
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,548	100	1993	1,548	149,017
FGR	484	55	1993	266	25,606
FOP	25	30	1993	8	770
USP	288	30	1997	86	8,279
TOTALS	2,345			1,908	183,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,908	133.7000	133.70	255,100	1988	1988	0	0	0	28.00	72.00

1 SINGLE FAM – 100% - 1999 Heated Area: 1548 HX Base Yr 1999



85385 HADDOCK RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		183,672
TOTAL MARKET OB/XF VALUE		9,058
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		277,730
SOH/AGL Deduction		136,571
ASSESSED VALUE		141,159
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,437
TOTAL JUST VALUE		277,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973943	ADDITION	2,975	05/01/1997
5306	NEW CONSTR	1,800	08/19/1988
2691	H/AC	2,000	08/18/1988
5005	NEW CONSTR	51,025	06/20/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0846/0887	8/26/1998	WD	Q	I		99,000
GRANTOR: ELDRIDGE HAROLD ALLEN						
GRANTEE: HADDOCK DEAN & LISA						
0432/0792	9/01/1984	WD	Q	V		9,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 USP=[YR=1997] N16 W18 S16 E18$ W23 S22 FGR=[YR=1993] S22 E22 N11 FOP=[YR=1993] E5 N5 W5 S5$ N11 W22$ E22 S6 E5 S5 E28 N33$.

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	620.00	SF	5.20	5.20	100	1988	1988	3	52	1,676	
2	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1990	1990	3	57	1,482	
3	0812	CONCRETE C	0	100	0	0	2,235.00	SF	4.00	4.00	100	1994	1994	3	66	5,900	

LAND DESCRIPTION

TOTAL OB/XF 9,058

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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