LOT 10
YULEE WOODS PB 5/56

RING CAROL L/E/HALL LEAH
85413 HADDOCK RD
YULEE, FL 32097

2025

42-2N-27-4610-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

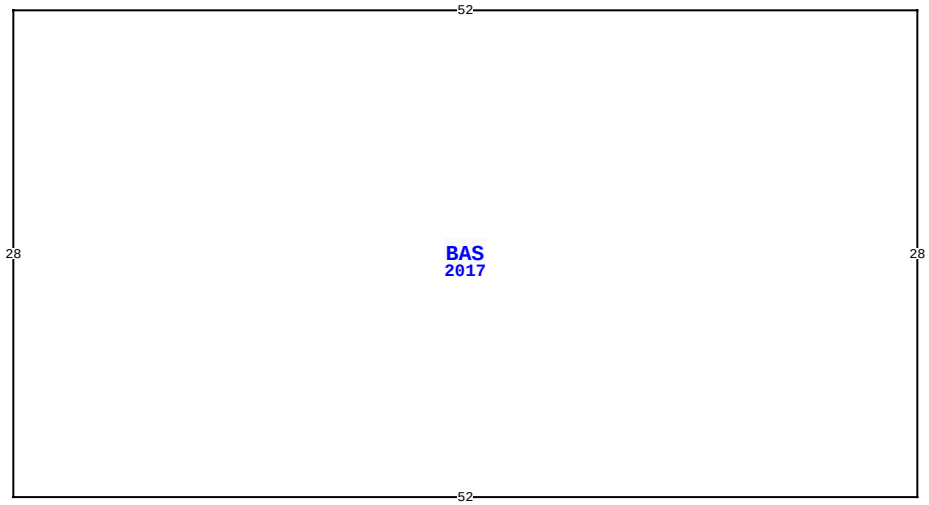
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2017	1,456	129,601
TOTALS	1,456			1,456	129,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	123.2000	104.72	152,472	2017	2017	0	0	0	15.00	85.00

2 M/H 94+ – 100% - 2018 Heated Area: 1456 HX Base Yr 2018



85413 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		139,499
TOTAL MARKET OB/XF VALUE		152
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		224,651
SOH/AGL Deduction		158,572
ASSESSED VALUE		66,079
TOTAL EXEMPTION VALUE	HX HB SX	66,079
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		224,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005334	GARAGE	21,510	05/25/2018
17007554	CO ISSUED	0	08/22/2017
B1530708	DEMOLITION	0	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/0970	8/15/2022	QC	U	I	11	100
GRANTOR: RING CAROL A						
GRANTEE: HALL LEAH & LISA MI						
2121/1556	5/18/2017	WD	Q	I	01	42,500
GRANTOR: METTS EDDIE F & JEREM						
GRANTEE: RING CAROL & LEAH H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W52 S28 E52 N28$.

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	0810	CONCRETE A	0	100	18	2	36.00	SF	4.36	4.36	100	2018	2018	3	97	152	

LAND DESCRIPTION

TOTAL OB/XF 152

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 03/29/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

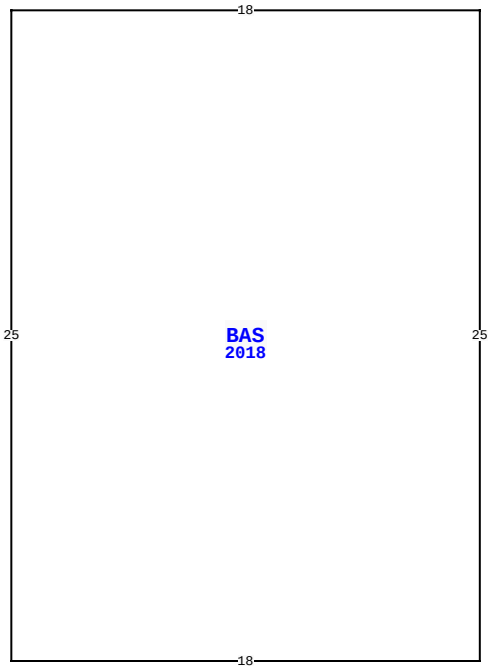
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100	2018	450	9,898
TOTALS	450			450	9,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	450	63.2500	23.40	10,530	2018	2018	0	0	0	6.00	94.00

3 GARAGE RES – 100% - 2018 Heated Area: 450 HX Base Yr 2018



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BASE TAXABLE VALUE		0
TOTAL JUST VALUE		224,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,698

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GRANTOR: METTS EDDIE F & JEREM						
GRANTEE: RING CAROL & LEAH H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 S25 E18 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/29/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS