LOT 11
YULEE WOODS PB 5/56

LERION-SISCO LENNEL R TRUST AGREEMENT/LERION-SISCO
95404 WOODBRIDGE PKWY
FERNANDINA BCH, FL 32034

2025

42-2N-27-4610-0011-0000

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	13	LVT/LAMNT 100
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	03	Quality Level 03

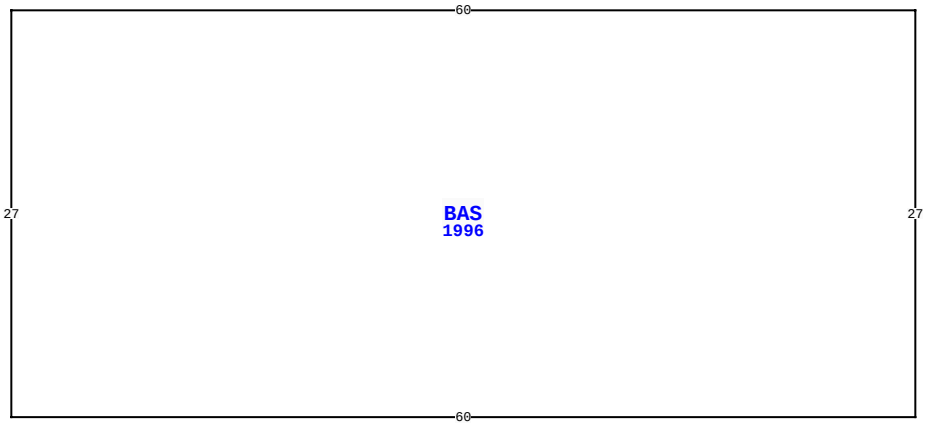
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1996	1,620	127,786
TOTALS	1,620			1,620	127,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	116.0000	98.60	159,732	1996	2016	0	0	0	20.00	80.00

1 M/H 94+ – 0% - 2025 Heated Area: 1620 HX Base Yr



85431 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	127,786
TOTAL MARKET OB/XF VALUE	3,770
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	216,556
SOH/AGL Deduction	0
ASSESSED VALUE	216,556
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,556
TOTAL JUST VALUE	216,556
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961487	MH MOVE-ON	0	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2722/1011	6/28/2024	SW	U	I	11	100
GRANTOR: SISCO DUSTIN						
GRANTEE: LERION-SISCO LENNEL						
2533/0311	1/24/2022	WD	Q	I	01	210,000
GRANTOR: BUYING JAX HOMES LLC						
GRANTEE: SISCO DUSTIN & LENN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 S27 E60 N27$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0810	CONCRETE A	0	0	10	8	80.00	SF	6.50	6.50	100	2000	2000	3	77	400	
3	1242	WD DECK A	0	0	0	0	150.00	SF	10.00	10.00	100	2011	2011	3	45	675	

LAND DESCRIPTION

TOTAL OB/XF 3,770

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	0	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