

LOT 15
IN OR 2169/1454
YULEE WOODS PB 5/56

GIRGIS TAYLOR M IRREV TRUST FBO TAYLOR M GIRGIS/AT
85517 HADDOCK ROAD
YULEE, FL 32097

2025

42-2N-27-4610-0015-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	08	SHT VINYL 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			
BUD8 Adjustme	04	DIST 01 100			
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	1,012	100	1993	1,012	27,688
BAS	704	100	2001	704	19,262
TOTALS	1,716			1,716	46,950

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,716	114.0000	91.20	156,499	1989	1989	0	0	0 70.00	30.00
1 M/H 93- - 100% - 2019						Heated Area: 1716			HX Base Yr 2019		
16 44 16 44 23 44 23 44 BAS 2001 BAS 1993											
						BLD DATE				LGL DATE	05/09/2025 MLU
						XF DATE				LAND DATE	
						INC DATE				AG DATE	

EXTRA FEATURES							85517 HADDOCK RD, YULEE				INC DATE				AG DATE			
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	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	1989	1989	3	54.5	319		
2	0511	GARAGE CB-	0	100	36	30	1,080.00	SF	40.00	40.00	100	1990	1990	3	57	24,624		
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940		
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