LOT 16
YULEE WOODS PB 5/56

CHANCEY DANIEL B SR L/E/
85528 HADDOCK ROAD
YULEE, FL 32097

2025

42-2N-27-4610-0016-0000

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	04	PLYWOOD 100
Interior Floo	14	CARPET 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	02	Quality Level 02

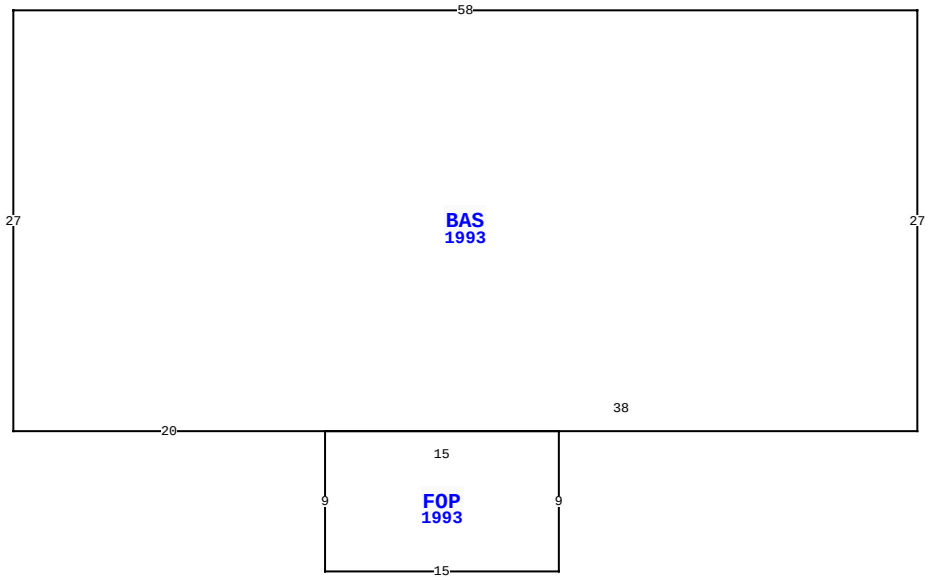
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	1993	1,566	31,044
FOP	135	30	1993	40	793
TOTALS	1,701			1,606	31,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,606	82.6000	66.08	106,124	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1566 HX Base Yr



85535 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	47,403
TOTAL MARKET OB/XF VALUE	7,480
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	139,883
SOH/AGL Deduction	34,428
ASSESSED VALUE	105,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,455
TOTAL JUST VALUE	139,883
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429543	GARAGE	36,036	11/01/2014
R991510	REPAIR/RRF	0	01/01/1999
6355	XFOB	9,792	03/16/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2767/245	1/16/2025	LE	U	I	11	100
GRANTOR: CHANCEY DANIEL B SR						
GRANTEE: CHANCEY JUDITH						
2130/1130	6/30/2017	WD	Q	I	01	50,000
GRANTOR: SHEPHERD DENNIS P & T						
GRANTEE: CHANCEY DANIEL B SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S27 E20 FOP=[YR=1993] S9 E15 N9 W15$ E38 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	0810	CONCRETE A	0	0	64	2	128.00	SF	6.50	6.50	100	1985	1985	3	44	366	
2	0351	CARPORT MT	0	0	38	24	912.00	SF	10.00	10.00	100	2018	2018	3	78	7,114	

LAND DESCRIPTION

TOTAL OB/XF 7,480

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		OR	150.00	291.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/22/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

LOT 16
YULEE WOODS PB 5/56

CHANCEY DANIEL B SR L/E/
85528 HADDOCK ROAD
YULEE, FL 32097

2025

42-2N-27-4610-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 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	05	Quality Level 05

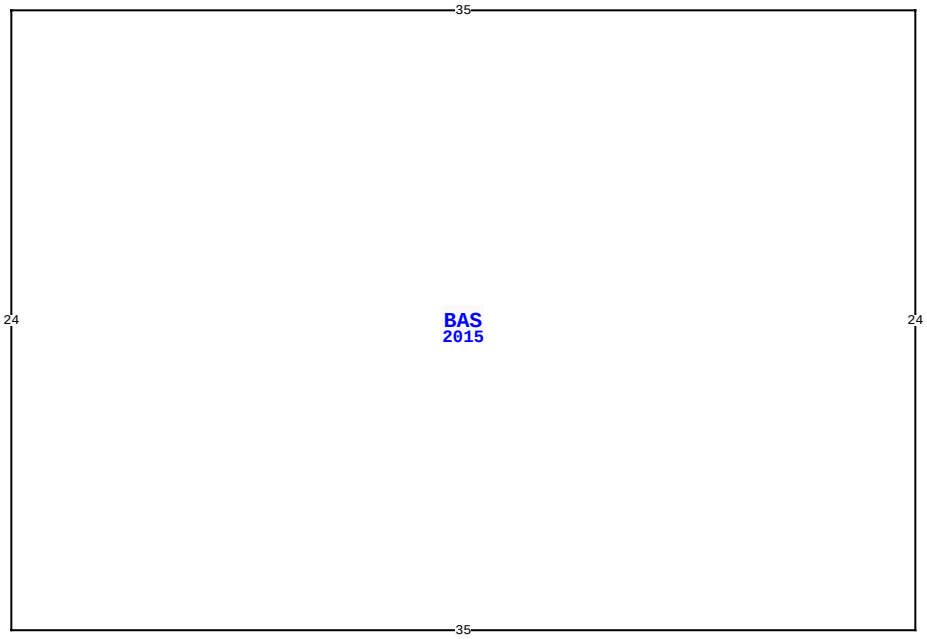
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2015	840	15,566
TOTALS	840			840	15,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	55.6600	20.59	17,296	2015	2015	0	0	0	10.00	90.00

2 GARAGE RES – 0% - 0 Heated Area: 840 HX Base Yr



85535 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	47,403
TOTAL MARKET OB/XF VALUE	7,480
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	139,883
SOH/AGL Deduction	34,428
ASSESSED VALUE	105,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,455
TOTAL JUST VALUE	139,883
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2767/245	1/16/2025	LE	U	I	11	100
GRANTOR: CHANCEY DANIEL B SR						
GRANTEE: CHANCEY JUDITH						
2130/1130	6/30/2017	WD	Q	I	01	50,000
GRANTOR: SHEPHERD DENNIS P & T						
GRANTEE: CHANCEY DANIEL B SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W35 S24 E35 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

REVIEW DATE 03/22/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS