LOT 19
YULEE WOODS PB 5/56

GARDNER JOHN E & MARILYN F L/E/
85603 HADDOCK ROAD
YULEE, FL 32097

2025

42-2N-27-4610-0019-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

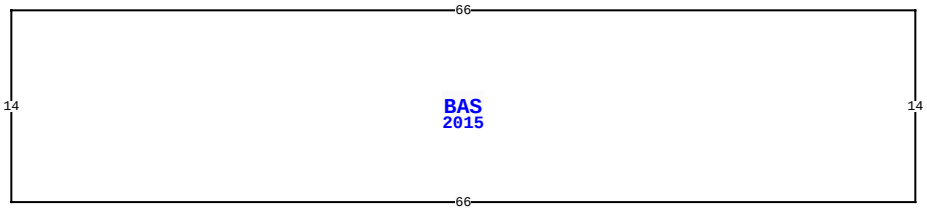
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2015	924	78,143
TOTALS	924			924	78,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	132.6600	112.76	104,190	2015	2015	0	0	0	25.00	75.00

2 M/H 94+ – 100% - 0 Heated Area: 924 HX Base Yr



85603 HADDOCK RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		78,142
TOTAL MARKET OB/XF VALUE		12,313
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		175,455
SOH/AGL Deduction		87,744
ASSESSED VALUE		87,711
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,989
TOTAL JUST VALUE		175,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155687	CO ISSUED	0	12/23/2015
MH155687	MH MOVE-ON	0	10/01/2015
B26411	ADDITION	12,621	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2641/1956	5/17/2023	WD	U	I	11	100
GRANTOR: GARDNER JOHN E & MARI						
GRANTEE: GEORGIA CUMBERLAND						
2586/0197	8/18/2022	WD	U	I	11	100
GRANTOR: GARDNER JOHN E & MARI						
GRANTEE: SWEARINGEN JENNIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W66 S14 E66 N14$.

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	0801	ASPHALT A	0	100	0	0	612.00	SF	3.00	3.00	100	1999	1999	3	50	918	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2002	2002	3	20	800	
3	0351	CARPORT MT	0	100	22	12	264.00	SF	5.60	5.60	100	2012	2012	3	50	739	
4	0510	GARAGE WD-	0	100	22	20	440.00	SF	35.00	35.00	100	2012	2012	3	64	9,856	

LAND DESCRIPTION

TOTAL OB/XF 12,313

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 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