LOT 20
R622320 & R622321
ESMT IN OR 441/683

HENRY JOHN
85623 HADDOCK RD
YULEE, FL 32097

2025

42-2N-27-4610-0020-0000

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	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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

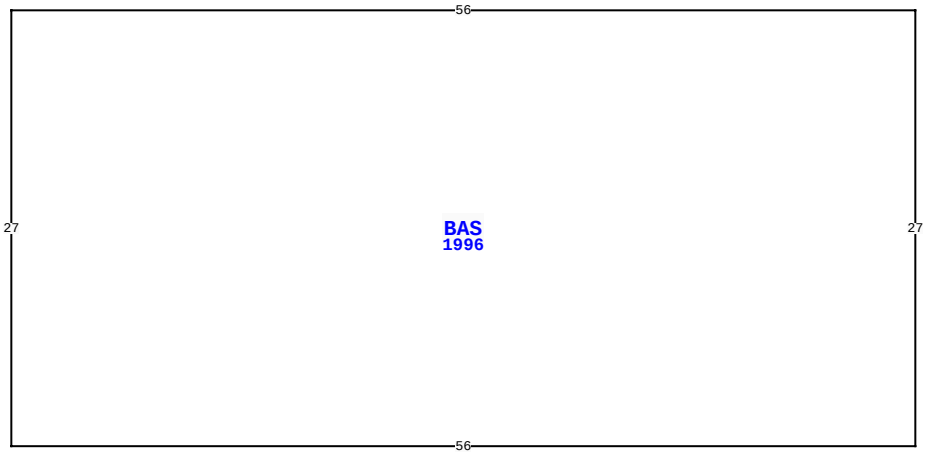
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1996	1,512	45,728
TOTALS	1,512			1,512	45,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	118.6000	100.81	152,425	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 0 Heated Area: 1512 HX Base Yr



85623 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		45,728
TOTAL MARKET OB/XF VALUE		5,569
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		136,297
SOH/AGL Deduction		72,441
ASSESSED VALUE		63,856
TOTAL EXEMPTION VALUE	HX HB	38,856
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		136,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	1/26/2018	CN	U	I	11	100
GRANTOR: HENRY JOHN						
GRANTEE: HENRY JOHN						
9999/9999	3/01/1990	CN	Q	I	01	100
GRANTOR: HENRY JOHN						
GRANTEE: HENRY JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W56 S27 E56 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	1242	WD DECK A	0	100	8	9	72.00	SF	10.00	10.00	100	1985	1985	3	20	144	
2	0810	CONCRETE A	0	100	20	30	600.00	SF	6.50	6.50	100	1996	1996	3	70	2,730	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 5,569

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	156.00	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