

BLOCK 7 LOT 21
LOFTON BLUFF 3 PB 4/108

CHANCEY DANIEL B SR L/E/
85228 HADDOCK ROAD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0210



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																			
Exterior Wall	05	AVERAGE 100	0820	02	1,674	117.2000	93.76	156,954	1986	1986	0	0	0	70.00	30.00	STANDARD																																			
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 0% - 2024														Heated Area: 1674										HX Base Yr																								
Roof Cover	03	COMP SHNGL 100	28 60 28 26 6 28 BAS 1993																																																
Interior Wall	05	DRYWALL 60																																																	
Interior Wall	04	PLYWOOD 40																																																	
Interior Floo	14	CARPET 80																																																	
Interior Floo	08	SHT VINYL 20																																																	
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			0200MOBILE 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	1,674	100	1993	1,674	47,086																																														
TOTALS			1,674			1,674	47,086																					BLD DATE						LGL DATE						05/09/2025						MLU					
EXTRA FEATURES			85331 DICK KING RD, YULEE																												XF DATE						LAND 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	0940	SHEDS/PORT	0	0	12	20	240.00	SF	30.00	30.00	100	1986	1986	3	20	1,440																																			
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030																																			
3	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	1990	1990	3	20	160																																			
4	1242	WD DECK A	0	0	12	24	200.00	SF	10.00	10.00	100	1990	1990	3	20	400																																			
LAND DESCRIPTION			TOTAL OB/XF 4,030																																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000																																		
REVIEW DATE 02/25/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																																																			