BLOCK 7 LOT 37
IN OR 1920/589
1995 PINE DW/MH

BISHOP GORDON W
85384 HADDOCK RD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0370

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

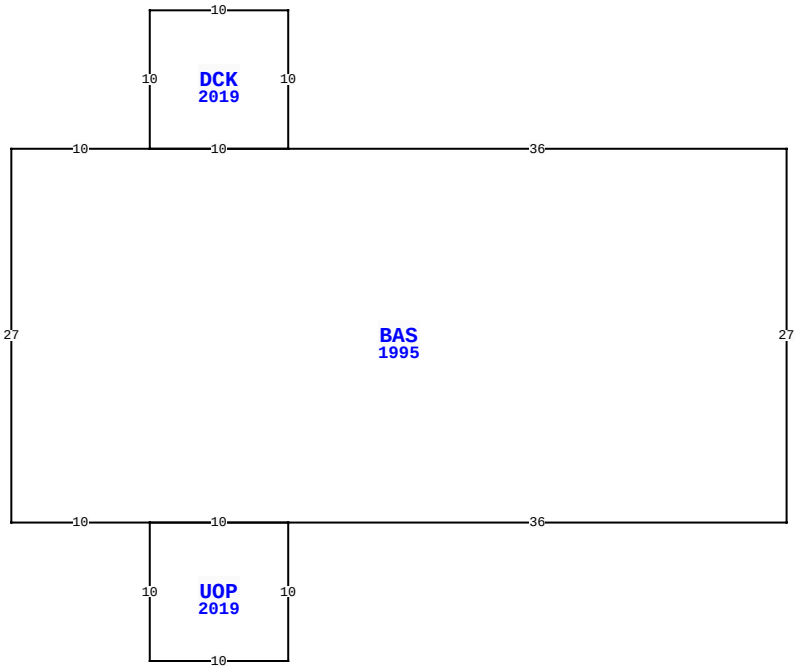
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1995	1,512	47,655
DCK	100	15	2019	15	473
UOP	100	25	2019	25	788
TOTALS	1,712			1,552	48,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,552	123.6000	105.06	163,053	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2008 Heated Area: 1512 HX Base Yr



85384 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		48,916
TOTAL MARKET OB/XF VALUE		9,038
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		142,954
SOH/AGL Deduction		9,005
ASSESSED VALUE		133,949
TOTAL EXEMPTION VALUE	13	129,299
BASE TAXABLE VALUE		4,650
TOTAL JUST VALUE		142,954
NCON VALUE		5,911
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1032	MH MOVE-ON	0	08/28/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1920/0589	5/19/2014	WD	U	I	11	100
GRANTOR: BISHOP GORDON W & ANG						
GRANTEE: BISHOP GORDON W						
1537/1893	11/28/2007	WD	U	I	07	100
GRANTOR: YULEE HOME CENTER						
GRANTEE: BISHOP GORDON W & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W36 W10 W10 S27 E10 E10 E36 N27 $
UOP=[YR=2019;ORIG=-36,27] W10 S10 E10 N10 $
DCK=[YR=2019;ORIG=-36,0] W10 N10 E10 S10 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	1995	1995	3	20	1,728	
3	0351	CARPORT MT	0	0	20	25	500.00	SF	10.00	10.00	100	2025	2022		93	4,650	

LAND DESCRIPTION

TOTAL OB/XF 9,038

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS