

BLOCK 7 LOT 39
IN OR 2093/1524
2005 GENA DW/MH

WESCOAT CARRIE ANN
85426 HADDOCK RD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0390



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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	

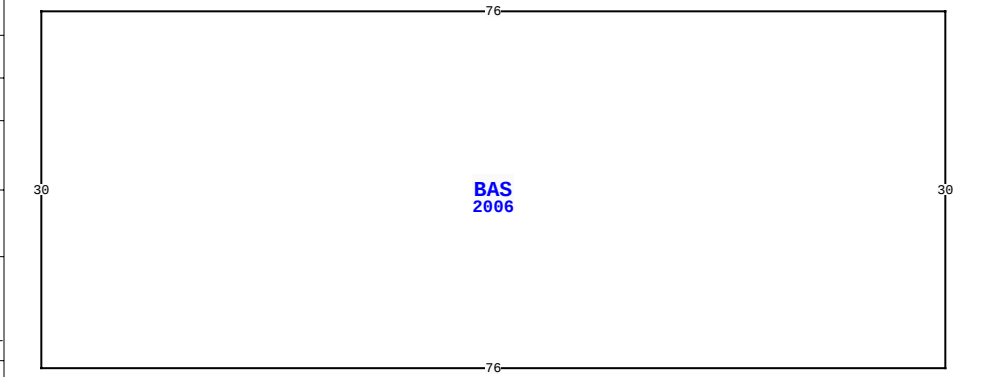
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2006	2,280	122,652
TOTALS	2,280			2,280	122,652

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	1242	WD DECK A	0	100	0	0			
2	0810	CONCRETE A	0	100	16	8			
3	0500	FP-PRE FAB	0	100	0	0			
4	0510	GARAGE WD-	0	100	25	12			
5	0351	CARPORT MT	0	100	25	24			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D				
1	000100	C	RES	100					

REVIEW DATE 06/04/2019 BY KW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,280	117.2000	99.62	227,134	2005	2005	0	0	0 46.00	54.00
1 M/H 94+ - 100% - 2017 Heated Area: 2280 HX Base Yr 2017											



85426 HADDOCK RD, YULEE	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
15,945											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						122,652					
TOTAL MARKET OB/XF VALUE						15,945					
TOTAL LAND VALUE - MARKET						85,000					
TOTAL MARKET VALUE						223,597					
SOH/AGL Deduction						115,435					
ASSESSED VALUE						108,162					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						57,440					
TOTAL JUST VALUE						223,597					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						208,726					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003034	GARAGE	43,020	03/23/2018
M09576	OTHER	0	04/01/2005
E14680	ELEC OTHER	0	03/01/2005
MH4553	MH MOVE-ON	0	03/01/2005
P09132	OTHER	0	03/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2093/1524	8/11/2016	TD	U	I	11	100	
GRANTOR:DAVIS LIVING TRUST							
GRANTEE:WESCOAT CARRIE ANN							
2065/0853	8/11/2016	TD	Q	I	01	96,000	
GRANTOR:DAVIS LIVING TRUST							
GRANTEE:WESTCOAT CARRIE ANN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W76 S30 E76 N30\$.											

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS