BLOCK 7 LOT 40 IN OR 929/1417
LOFTON BLUFF #3 PB 4/108

SILLS ANGELA
85444 HADDOCK ROAD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0400

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

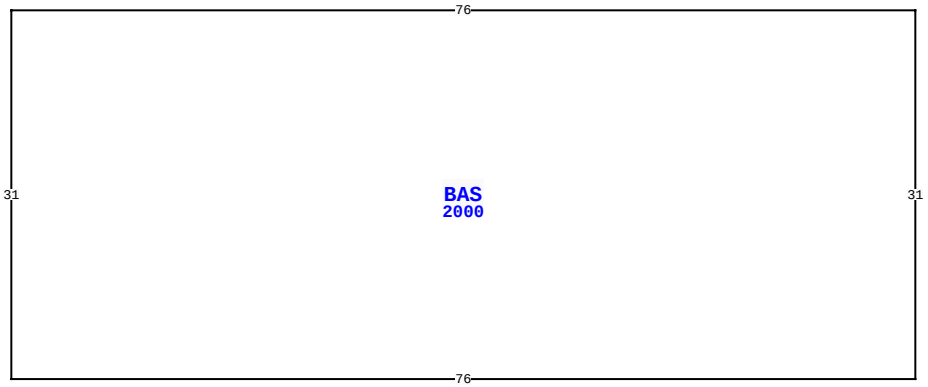
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2000	2,356	103,623
TOTALS	2,356			2,356	103,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	117.6000	99.96	235,506	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 0 Heated Area: 2356 HX Base Yr 1989



85444 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		103,623
TOTAL MARKET OB/XF VALUE		9,767
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		198,390
SOH/AGL Deduction		109,960
ASSESSED VALUE		88,430
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		32,708
TOTAL JUST VALUE		198,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003004	MH MOVE-ON	0	03/01/2000
7406	MH MOVE-ON	7,000	08/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0929/1417	4/25/2000	WD	Q	I	01	7,400
GRANTOR: SILLS JOHN F JR						
GRANTEE: SILLS JOHN F JR & A						
0488/0036	4/01/1986	WD	Q	V		9,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W76 S31 E76 N31 $.

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	0940	SHEDS/PORT	0	100	12	10	120.00	SF	20.10	20.10	100	1998	1998	3	20	482	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	21.30	21.30	100	1990	1990	3	20	511	
3	0681	POLE SHED	0	100	8	12	96.00	SF	15.00	15.00	100	1998	1998	3	25	360	
4	0825	BRICK	0	100	16	14	224.00	SF	12.50	12.50	100	2000	2000	3	93	2,604	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 9,767

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