

BLOCK 7 LOT 41
IN OR 2223/771
LOFTON BLUFF 3 PB 4/108

CUNNINGHAM MERRILL & GLENDA
85468 HADDOCK ROAD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0410



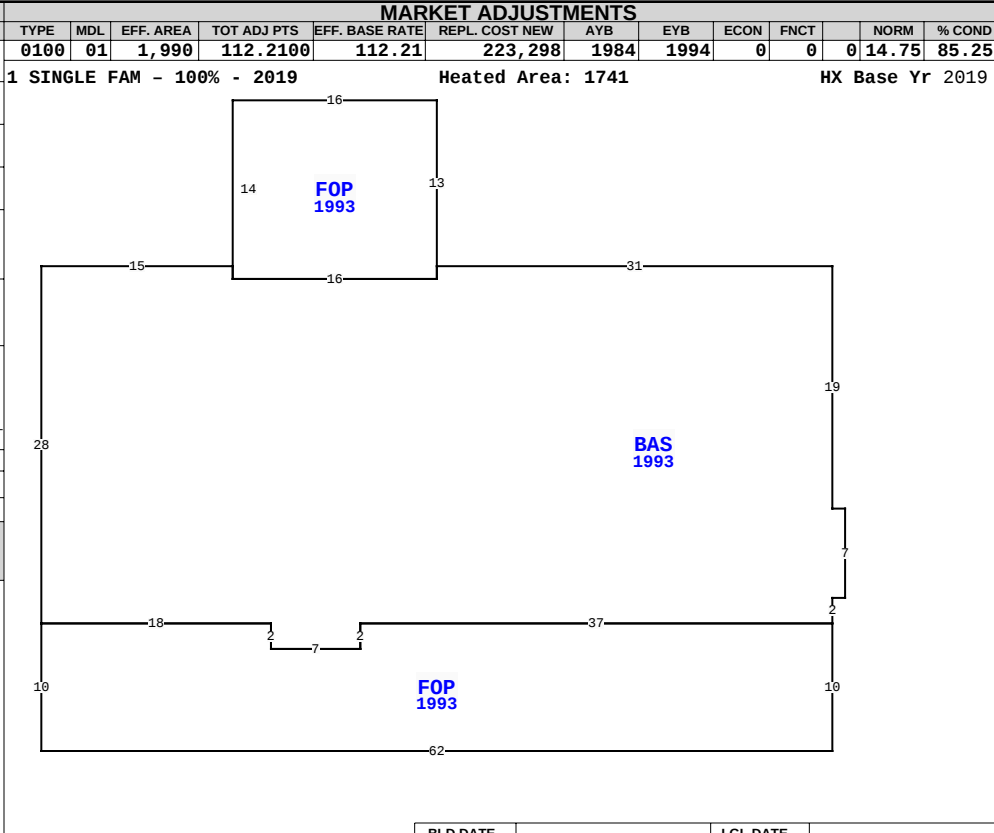
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,741	100	1993	1,741	166,543
FOP	224	30	1993	67	6,409
FOP	606	30	1993	182	17,410
TOTALS	2,571			1,990	190,362

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00
2	0810	CONCRETE A	0	100	0	0	341.00	SF 6.50	6.50
3	0812	CONCRETE C	0	100	0	0	3,721.00	SF 4.00	4.00
4	0861	POOL GUNIT	0	100	0	0	255.00	SF 85.00	85.00
5	0845	KOOL DECK	0	100	0	0	655.00	SF 7.25	7.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00



85468 HADDOCK RD, YULEE	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	214,754								
TOTAL MARKET OB/XF VALUE	26,831								
TOTAL LAND VALUE - MARKET	85,000								
TOTAL MARKET VALUE	326,585								
SOH/AGL Deduction	91,477								
ASSESSED VALUE	235,108								
TOTAL EXEMPTION VALUE	HX HB VX 55,722								
BASE TAXABLE VALUE	179,386								
TOTAL JUST VALUE	326,585								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	313,882								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633237	GARAGE	0	10/19/2016
B9805245	NEW CONSTR	0	08/01/1998
5611	XFOB	5,270	04/03/1989
3293	N/A	9,828	04/16/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2223/0771	9/14/2018	WD	Q	I	02	259,900	
GRANTOR: BAXTER CHRISTOPHER S							
GRANTEE: CUNNINGHAM MERRILL							
0831/1131	4/28/1998	WD	Q	I	06	100	
GRANTOR: BAXTER CHRISTOPHER S							
GRANTEE: BAXTER CHRISTOPHER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W31 FOP=[YR=1993] N13 W16 S14 E16 N1\$ S1 W16 N1 W15 S28 FOP=[YR=1993] S10 E62 N10 W37 S2 W7 N2 W18\$ E18 S2 E7 N2 E37 N2 E1 N7 W1 N19\$.									

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