

BLOCK 7 LOTS 43 & 44
LOFTON BLUFF 3 PB 4/108

CHANCEY DANIEL B SR L/E/
85528 HADDOCK ROAD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0430



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	960	117.6000	94.08	90,317	1988	1988	0	0	0	70.00	30.00	STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2003														Heated Area: 960												HX Base Yr 2003											
Roof Cover	03	COMP SHNGL 100	244024 BAS 1993																																					
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	960	100	1993	960	27,095																																			
TOTALS			960			960	27,095																																	
EXTRA FEATURES			85528 HADDOCK RD, YULEE																																					
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	1242	WD DECK A	0	100	30	10	300.00	SF	10.00	10.00	100	1991	1991	3	20	600																								
2	0940	SHEDS/PORT	0	100	16	8	128.00	SF	19.50	19.50	100	1980	1980	3	20	499																								
LAND DESCRIPTION			TOTAL OB/XF 1,099																																					
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	100		OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	170,000																							
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS																																								