BLOCK 7 LOT 47
IN OR 2498/379
R673907 & R673908

AUSTIN BRADLEY SCOTT/WALKER CHRIS A
85604 HADDOCK RD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0470

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	04	Quality Level 04

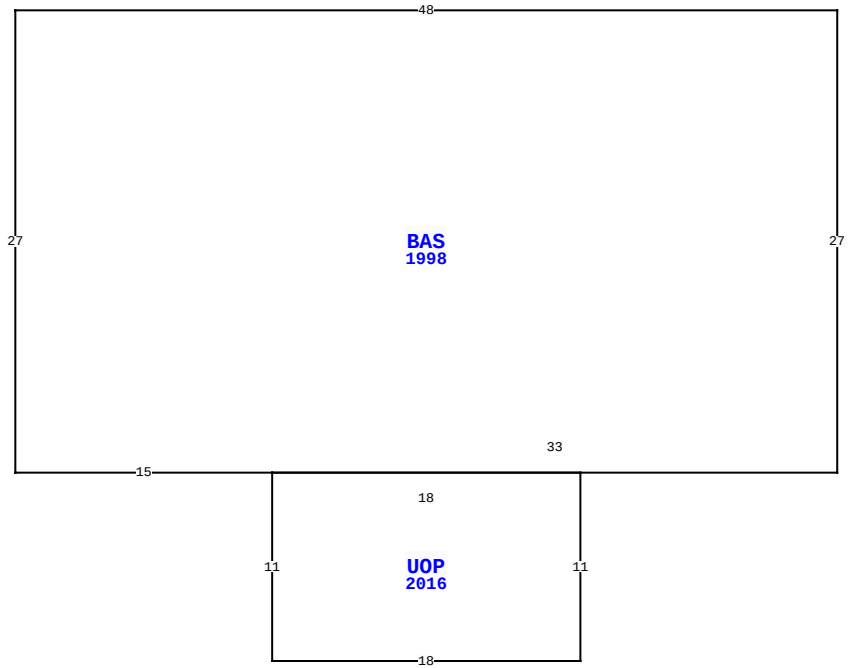
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1998	1,296	85,505
UOP	198	25	2016	50	3,299
TOTALS	1,494			1,346	88,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,346	129.3600	109.96	148,006	1998	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2021 Heated Area: 1296 HX Base Yr 2021



85604 HADDOCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		88,804
TOTAL MARKET OB/XF VALUE		14,844
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		188,648
SOH/AGL Deduction		53,125
ASSESSED VALUE		135,523
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,801
TOTAL JUST VALUE		188,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982157	MH MOVE-ON	0	01/16/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2498/0379	9/03/2021	QC	U	I	11	100
GRANTOR: AUSTIN BRADLEY SCOTT						
GRANTEE: AUSTIN BRADLEY S &						
2061/1850	7/29/2016	WD	Q	I	01	130,000
GRANTOR: OPACHICK KATHY H						
GRANTEE: AUSTIN BRADLEY SCOT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 S27 E15 UOP=[YR=2016] S11 E18 N11 W18$ E33 N27$.

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	0511	GARAGE CB-	0	100	24	20	480.00	SF	40.00	40.00	100	1990	1990	3	57	10,944	
2	0681	POLE SHED	0	100	16	16	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
3	0810	CONCRETE A	0	100	8	12	96.00	SF	6.50	6.50	100	1990	1990	3	57	356	
4	1242	WD DECK A	0	100	6	16	96.00	SF	10.00	10.00	100	1997	1997	3	20	192	
5	0681	POLE SHED	0	100	0	0	594.00	SF	15.00	15.00	100	2002	2002	3	29	2,584	

LAND DESCRIPTION

TOTAL OB/XF 14,844

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