BLOCK 7 PT OF LOT 48
IN OR 2390/1059
(EX OR 1976/148)

GOULET ANDREW M
85624 HADDOCK RD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0480

NASSAU COUNTY PROPERTY

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 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

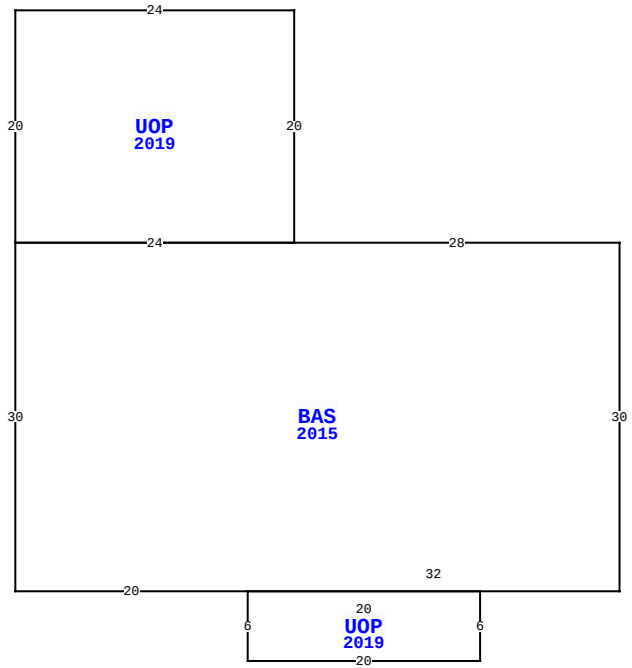
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2015	1,560	115,760
UOP	120	25	2019	30	2,226
UOP	480	25	2019	120	8,905
TOTALS	2,160			1,710	126,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,710	116.4000	98.94	169,187	2015	2015	0	0	0	25.00	75.00

2 M/H 94+ – 100% - 2021 Heated Area: 1560 HX Base Yr 2021



85624 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		148,467
TOTAL MARKET OB/XF VALUE		5,059
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		238,526
SOH/AGL Deduction		39,154
ASSESSED VALUE		199,372
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		148,650
TOTAL JUST VALUE		238,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155624	CO ISSUED	0	04/17/2015
B1530092	GARAGE	36,036	03/01/2015
95-2527	XFOB	0	01/01/1995
7567	XFOB	7,650	10/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2390/1059	9/08/2020	WD	Q	I	01	187,000
GRANTOR: BASS CONNIE J JR						
GRANTEE: GOULET ANDREW M						
2390/1053	4/28/2014	WD	U	I	11	100
GRANTOR: TAYLOR CAROL C						
GRANTEE: BASS CONNIE J JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W28 UOP=[YR=2019] N20 W24 S20 E24$ W24 S30 E20
UOP=[YR=2019] S6 E20 N6 W20$ E32 N30$.

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	0811	CONCRETE B	0	100	0	0	1,024.00	SF	5.20	5.20	100	2015	2015	3	95	5,059	

LAND DESCRIPTION

TOTAL OB/XF 5,059

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 08/19/2020 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

BLOCK 7 PT OF LOT 48
IN OR 2390/1059
(EX OR 1976/148)

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85624 HADDOCK RD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0480

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

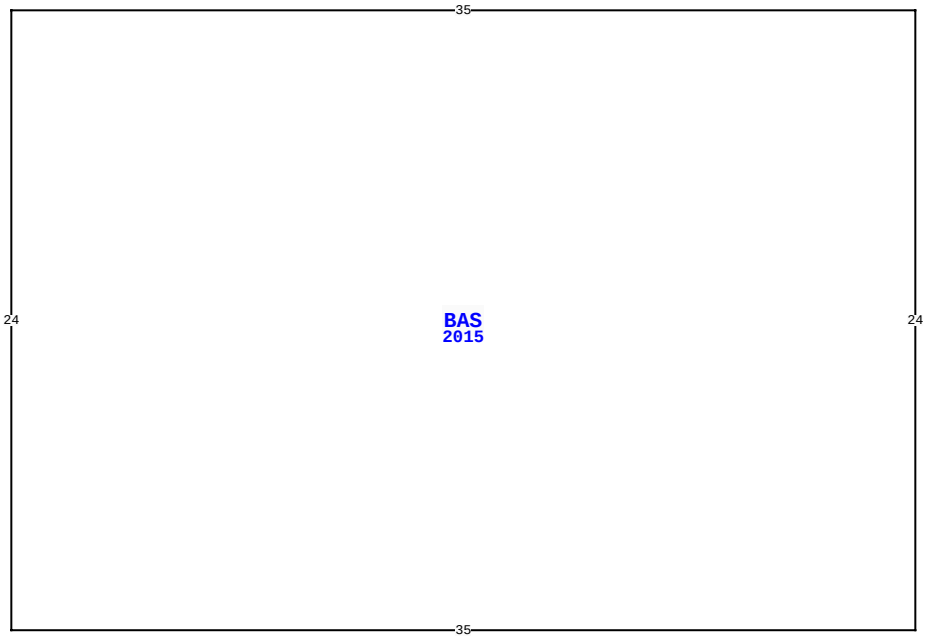
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2015	840	15,385
TOTALS	840			840	15,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	55.0000	20.35	17,094	2015	2015	0	0	0	10.00	90.00

3 GARAGE RES – 100% - 2021 Heated Area: 840 HX Base Yr 2021



85624 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		148,467
TOTAL MARKET OB/XF VALUE		5,059
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		238,526
SOH/AGL Deduction		39,154
ASSESSED VALUE		199,372
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		148,650
TOTAL JUST VALUE		238,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2390/1059	9/08/2020	WD	Q	I	01	187,000
GRANTOR: BASS CONNIE J JR						
GRANTEE: GOULET ANDREW M						
2390/1053	4/28/2014	WD	U	I	11	100
GRANTOR: TAYLOR CAROL C						
GRANTEE: BASS CONNIE J JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W35 S24 E35 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/19/2020 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

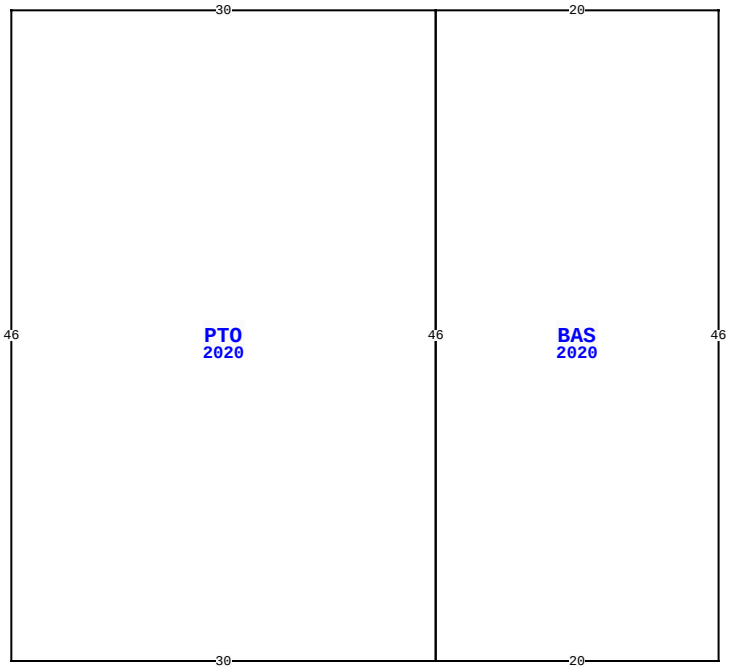
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05
DOR 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	920	100	2020	920	5,760
PTO	1,380	5	2020	69	432
TOTALS	2,300			989	6,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	989	17.8200	6.59	6,518	2019	2019	0	0	0	5.00	95.00

4 GARAGE RES – 100% - 2025 Heated Area: 920 HX Base Yr 2021



85624 HADDOCK RD, YULEE

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NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

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2390/1053	4/28/2014	WD	U	I	11	100
GRANTOR: TAYLOR CAROL C						
GRANTEE: BASS CONNIE J JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=50,10] E20 S46 W20 N46 $
PTO=[YR=2020;ORIG=50,10] W30 S46 E30 N46 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/19/2020 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS