BLOCK 7 LOT 49 & PT OF LOT 48
IN OR 2173/515
LOFTON BLUFF 3 PB 4/108

JAMES MARIAN K
85646 HADDOCK RD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0490

BUILDING CHARACTERISTICS

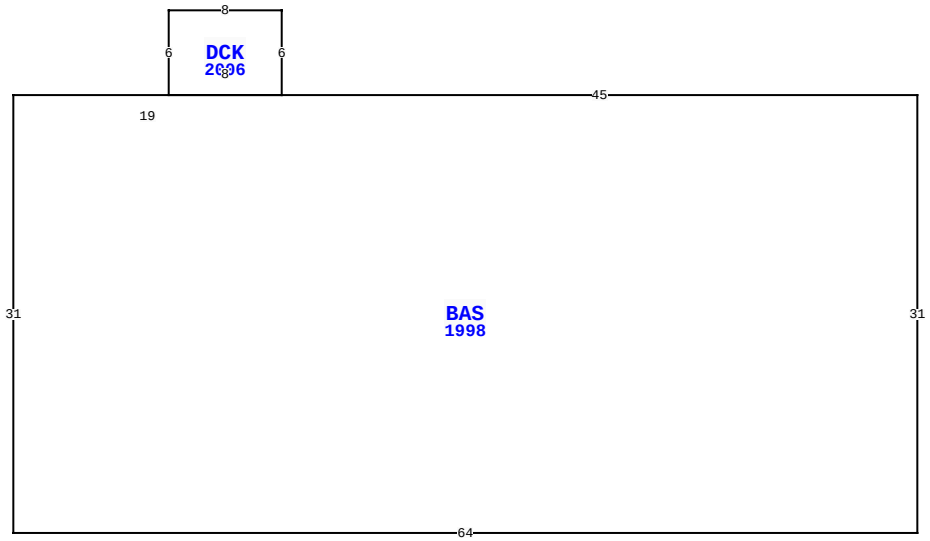
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,984	100	1998	1,984	79,058
DCK	48	15	2006	7	279
TOTALS	2,032			1,991	79,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,991	117.2000	99.62	198,343	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 0 Heated Area: 1984 HX Base Yr



85646 HADDOCK RD, YULEE

BLD DATE	07/19/2007	JM	LGL DATE	
XF DATE	07/19/2007	JM	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	91,320
TOTAL MARKET OB/XF VALUE	3,439
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	179,759
SOH/AGL Deduction	9,555
ASSESSED VALUE	170,204
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,204
TOTAL JUST VALUE	179,759
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973817	GARAGE	19,992	04/01/1997
960474	REPAIR/RRF	4,500	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2173/0515	1/24/2018	FJ	U	I	11	100
GRANTOR: JAMES FRED L JR ESTAT						
GRANTEE: JAMES MARIAN K						
1976/0148	4/21/2015	QC	U	V	11	3,000
GRANTOR: BASS CONNIE J JR						
GRANTEE: JAMES FRED L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W45 DCK=[YR=2006] N6 W8 S6 E8$ W19 S31 E64 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	0	0	0	129.00	SF	6.50	6.50	100	1997	1997	3	72	604	

LAND DESCRIPTION

TOTAL OB/XF 3,439

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	0	0006	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

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43-2N-27-4622-0007-0490

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

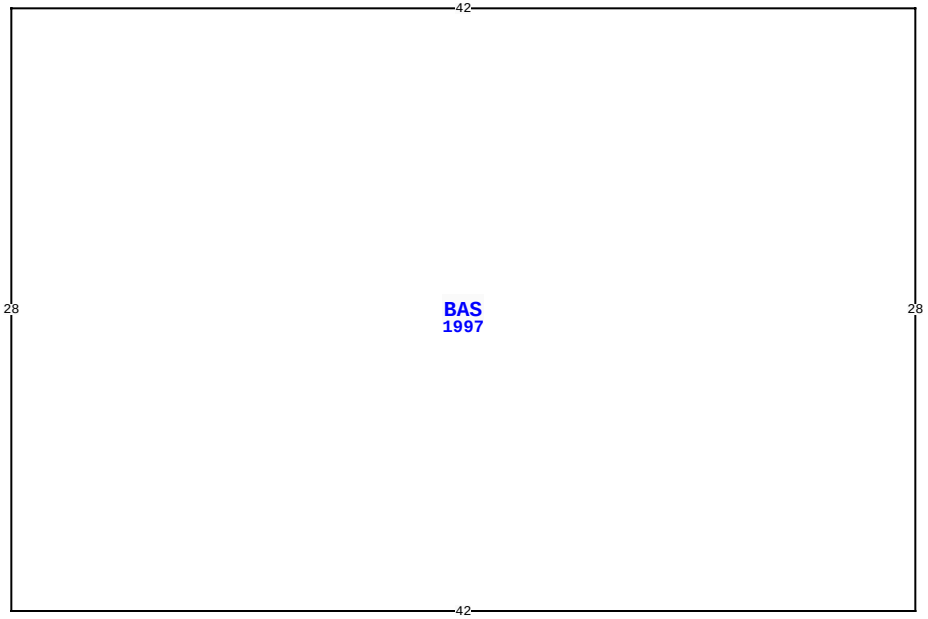
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1997	1,176	11,983
TOTALS	1,176			1,176	11,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,176	54.0000	19.98	23,496	1997	1997	0	0	0	49.00	51.00

2 GARAGE RES – 0% - 0 Heated Area: 1176 HX Base Yr



85646 HADDOCK RD, YULEE

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GRANTEE: JAMES MARIAN K						
1976/0148	4/21/2015	QC	U	V	11	3,000
GRANTOR: BASS CONNIE J JR						
GRANTEE: JAMES FRED L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W42 S28 E42 N28 $.

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 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