BLOCK 7 LOT 50
IN OR 409/776 & OR 416/560
LOFTON BLUFF 3 PB 4/108

ALLEN DALE W & CYNTHIA S
85670 HADDOCK ROAD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0500

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

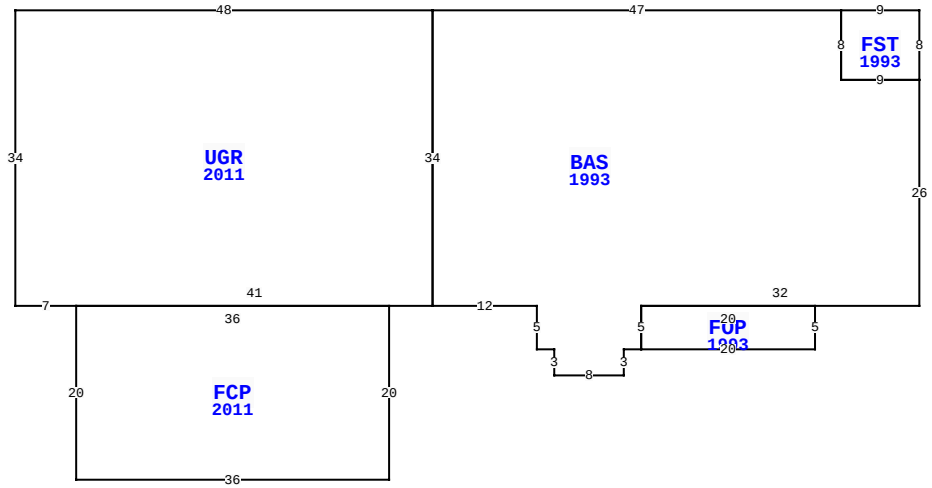
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	12	CEDAR 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,916	100	1993	1,916	180,343
FCP	720	25	2011	180	16,942
FOP	100	30	1993	30	2,824
FST	72	55	1993	40	3,765
UGR	1,632	45	2011	734	69,087
TOTALS	4,440			2,900	272,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,900	109.1340	109.13	316,477	1991	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 0 Heated Area: 1916 HX Base Yr 1985



85670 HADDOCK RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		272,961
TOTAL MARKET OB/XF VALUE		35,030
TOTAL LAND VALUE - MARKET		161,500
TOTAL MARKET VALUE		469,491
SOH/AGL Deduction		237,553
ASSESSED VALUE		231,938
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		181,216
TOTAL JUST VALUE		469,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008360	CARPORT	32,265	08/15/2018
B24957	ADDITION	77,808	07/01/2011
B9805048	SWIM POOL	15,700	07/01/1998
94-00989	GARAGE	21,964	05/01/1994
7368	NEW CONSTR	3,000	04/29/1991
5682	NEW CONSTR	66,582	04/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0409/0776	1/01/1984	WD	Q	V		7,800

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W9 BAS=[YR=1993] W47 UGR=[YR=2011] W48 S34 E7 FCP=[YR=2011] S20 E36 N20 W36$ E41 N34$ S34 E12 S5 E2 S3 E8 N3 E2 FOP=[YR=1993] E20 N5 W20 S5 $ N5 E32 N26 W9 N8 $ S8 E9 N8 $.

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	0861	POOL GUNIT	0	100	15	30	450.00	SF	85.00	85.00	100	1998	1998	3	20	7,650	
2	0845	KOOL DECK	0	100	0	0	319.00	SF	7.25	7.25	100	1998	1998	3	73	1,688	
3	0351	CARPORT MT	0	100	30	45	1,350.00	SF	10.00	10.00	100	2018	2018	3	78	10,530	
4	0476	VF 6 SBPL	0	100	0	0	515.00	LF	32.00	32.00	100	2018	2018	3	92	15,162	

LAND DESCRIPTION

TOTAL OB/XF 35,030

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							
2	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	0.90	85,000.00	76,500.00	76,500							

REVIEW DATE 07/16/2019 BY DJ Total Acres: 0.00 Total Land Value: 161,500 Market: 0 Agricultural: 0 Common: 161,500 PRINTED 07/30/2025 BY SYS