BLOCK 7 LOT 55 IN OR 781/446
EX FPL ESMT IN OR 404 PG 699
LOFTON BLUFF 3 PB 4/108

BLAYNEY RONALD
85772 HADDOCK ROAD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0550

BUILDING CHARACTERISTICS

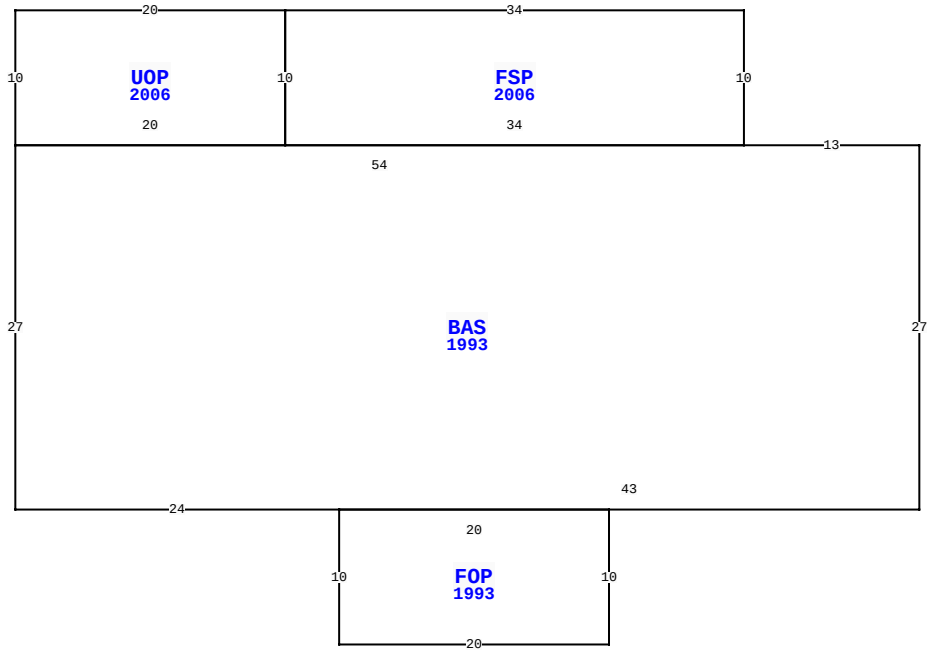
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,809	100	1993	1,809	46,108
FOP	200	30	1993	60	1,529
FSP	340	60	2006	204	5,200
UOP	200	25	2006	50	1,274
TOTALS	2,549			2,123	54,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,123	106.2000	84.96	180,370	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1809 HX Base Yr 1984



85772 HADDOCK RD, YULEE

BLD DATE	10/25/2019	KKA	LGL DATE	
XF DATE	10/25/2019	KKA	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		54,111
TOTAL MARKET OB/XF VALUE		20,842
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		159,953
SOH/AGL Deduction		100,886
ASSESSED VALUE		59,067
TOTAL EXEMPTION VALUE	HX HB SL	59,067
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		159,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428494	CARPORT	15,293	03/01/2014
4857	ADDITION	1,700	05/03/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0781/0446	1/02/1997	QC	Q	I	06	100
GRANTOR: BLAYNEY CAROL D						
GRANTEE: BLAYNEY RONALD						
0404/0236	11/01/1983	WD	U	V		7,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FSP=[YR=2006] N10 W34 UOP=[YR=2006] W20 S10 E20 N10$ S10 E34$ W54 S27 E24 FOP=[YR=1993] S10 E20 N10 W20$ E43 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
2	0811	CONCRETE B	0	100	0	0	580.00	SF	5.20	5.20	100	1989	1989	3	54.5	1,644	
3	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2004	2004	3	21	2,268	
4	0351	CARPORT MT	0	100	40	16	640.00	SF	30.00	30.00	100	2014	2014	3	60	11,520	
5	0680	POLE SHED	0	100	22	10	220.00	SF	10.00	10.00	100	2014	2014	3	71	1,562	
6	0680	POLE SHED	0	100	24	12	288.00	SF	10.00	10.00	100	2014	2014	3	71	2,045	

LAND DESCRIPTION

TOTAL OB/XF 20,842

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 10/25/2019 BY KKA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS