BLOCK 7 LOT 56
IN OR 1317/342
LOFTON BLUFF 3 PB 4/108

FARMER LIVING TRUST/FARMER JIMMY R TRUSTEE
85796 HADDOCK ROAD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0560

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 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
Quality	03	Quality Level 03

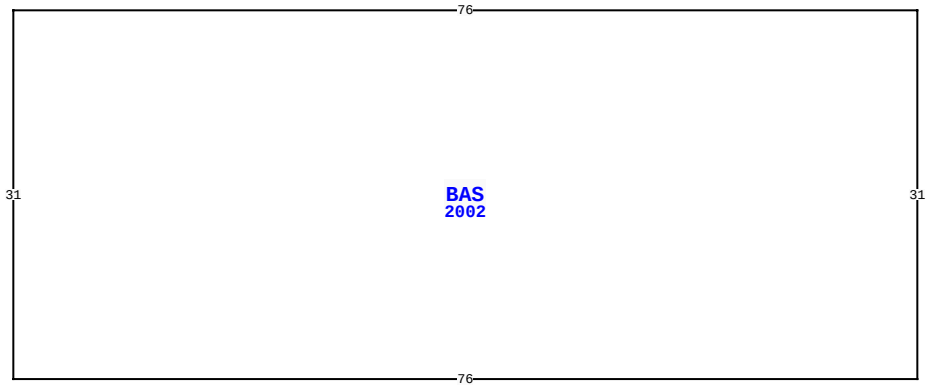
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2002	2,356	136,129
TOTALS	2,356			2,356	136,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	117.2000	99.62	234,705	2002	2007	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2004 Heated Area: 2356 HX Base Yr 2004



85796 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		136,129
TOTAL MARKET OB/XF VALUE		4,115
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		225,244
SOH/AGL Deduction		130,173
ASSESSED VALUE		95,071
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		39,349
TOTAL JUST VALUE		225,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P036479	NEW CONSTR	0	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1317/0342	5/12/2005	WD	Q	I	01	100
GRANTOR: FARMER JIMMY R & JOSE						
GRANTEE: FARMER JIMMY R & JO						
1110/0688	1/30/2003	WD	U	I	13	38,000
GRANTOR: WILLIS ROGER &						
GRANTEE: FARMER JIMMY R & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W76 S31 E76 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	0751	UOP	0	100	16	8	128.00	SF	10.00	10.00	100	2003	2003	3	30	384	
2	0751	UOP	0	100	18	14	252.00	SF	10.00	10.00	100	2003	2003	3	30	756	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 4,115

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 05/03/2022 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS