BLOCK 7 LOT 57
IN OR 398 PG 221
LOFTON BLUFF 3 PB 4/108

HAYES FRANKIE G
85814 HADDOCK ROAD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0570

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

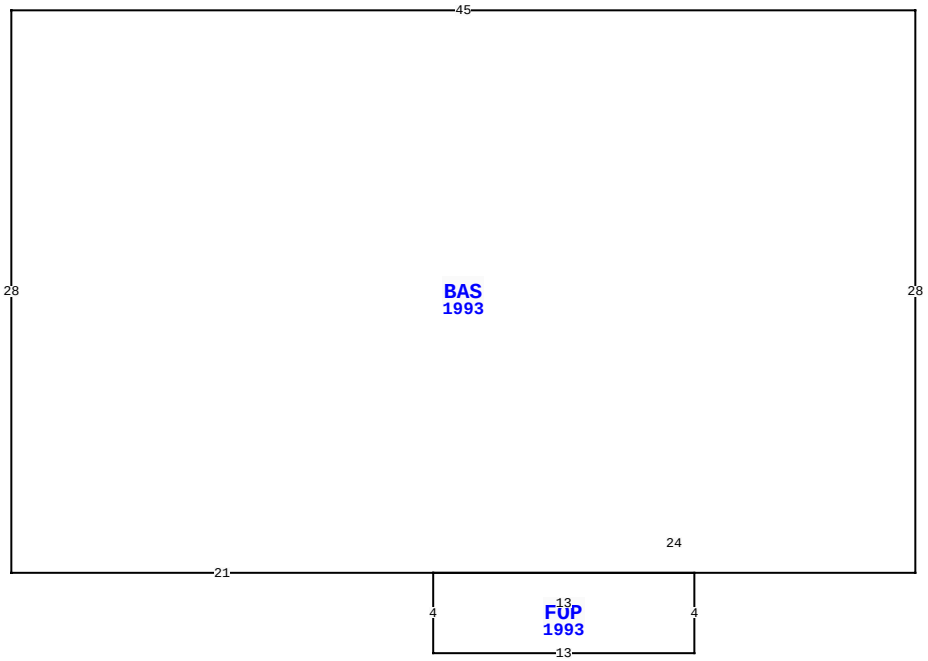
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1993	1,260	122,123
FOP	52	30	1993	16	1,551
TOTALS	1,312			1,276	123,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,276	113.3600	113.36	144,647	1991	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 1996 Heated Area: 1260 HX Base Yr 1996



85814 HADDOCK RD, YULEE

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

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	0510	GARAGE WD-	0	100	44	24	1,056.00	SF	35.00	35.00	100	1985	1985	3	20	7,392	
2	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	100	1991	1991	3	59.5	557	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2000	2000	3	27	3,780	
4	0680	POLE SHED	0	100	30	10	300.00	SF	10.00	10.00	100	2024	2018		84	2,520	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		123,673
TOTAL MARKET OB/XF VALUE		14,249
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		222,922
SOH/AGL Deduction		124,583
ASSESSED VALUE		98,339
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,617
TOTAL JUST VALUE		222,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7392	NEW CONSTR	0	07/15/1991
4685	NEW CONSTR	35,843	02/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0398/0221	9/01/1983	WD	Q	V		7,800

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S28 E21 FOP=[YR=1993] S4 E13 N4 W13 $ E24 N28 $.

LAND DESCRIPTION

TOTAL OB/XF 14,249

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 04/09/2024 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS