

85860 HADDOCK RD LLC
1255 FORREST DR
FERNANDINA BEACH, FL 32034

2025



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 70			
Interior Floo	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories		1.			
Units		1. 100 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	858	100	2009	858	44,295
TOTALS	858			858	44,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	858	116.8000	99.28	85,182	2004	2004	0	0	48.00	52.00

2 M/H 94+ - 0% - 0

Heated Area: 858HX Base Yr

BAS 2009

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	44,295
TOTAL MARKET OB/XF VALUE	620
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	129,915
SOH/AGL Deduction	10,176
ASSESSED VALUE	119,739
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,739
TOTAL JUST VALUE	129,915
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,287

PERMIT NUMDESCRIPTIONAMTISSUED

M14611MECH OTHER006/01/2009

C5166CO ISSUED004/14/2009

MH5166MH MOVE-ON002/01/2009

P13663OTHER002/01/2009

93-8618NEW CONSTR68,80401/21/1993

3635GARAGE7,39209/25/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	I I	RSN CD	SALE PRICE
2487/0131	8/12/2021	WD	Q	I	01	114,500

GRANTOR: BARRY MARIA E

GRANTEE: 85860 HADDOCK RD LL

2390/16429/09/2020FJU I 110

GRANTOR: BARRY JAMES K EST

GRANTEE: BARRY MARIA E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W66 S13 E66 N13\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

EXTRA FEATURES

L N	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	1242	WD DECK A	0	0 10 20	200.00	SF	10.00	10.00	100	2008	2008	3	31	620	

85860 HADDOCK RD, YULEE

TOTAL OB/XF

620

REVIEW DATE

03/22/2023

BY

NWA

Total Acres: 0.00

Total Land Value: 85,000

Market: 0

Agricultural: 0

Common: 85,000

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