BLOCK 7 LOT 60
IN OR 1091/1925
FPL R/W OR 418/325

MANNING JOSHUA D/HINSON MARENA K
85880 HADDOCK ROAD
YULEE, FL 32097

2025

43-2N-27-4622-0007-0600

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

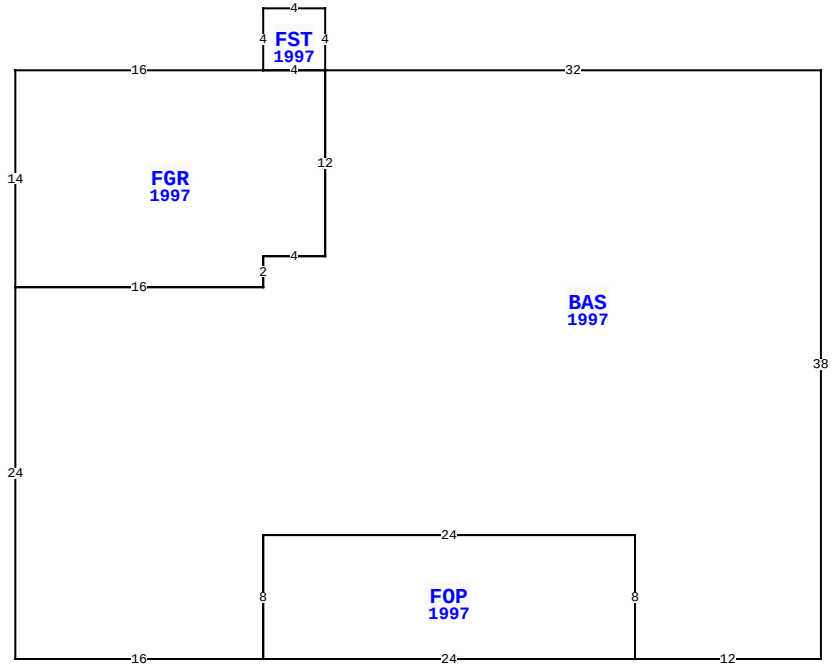
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,512	100	1997	1,512	140,348
FGR	272	55	1997	150	13,923
FOP	192	30	1997	58	5,384
FST	16	55	1997	9	835
TOTALS	1,992			1,729	160,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,729	107.0000	107.00	185,003	1997	1997	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 2003 Heated Area: 1512 HX Base Yr 2003



85880 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		160,490
TOTAL MARKET OB/XF VALUE		3,720
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		249,210
SOH/AGL Deduction		129,903
ASSESSED VALUE		119,307
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		68,585
TOTAL JUST VALUE		249,210
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1091/1925	11/04/2002	WD	Q	I		128,500

GRANTOR: BARRY ERNEST L

GRANTEE: MANNING JOSHUA & MA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W32 FST=[YR=1997] N4 W4 S4 FGR=[YR=1997] W16 S14 E16 N2 E4 N12 W4$ E4$ S12 W4 S2 W16 S24 E16 FOP=[YR=1997] E24 N8 W24 S8$ N8 E24 S8 E12 N38$.

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	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1988	1988	3	20	192	
2	0510	GARAGE WD-	0	100	24	28	672.00	SF	26.25	26.25	100	1986	1986	3	20	3,528	

LAND DESCRIPTION

TOTAL OB/XF 3,720

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS