LOT 3
YULEE WOODS PB 5/56

HOLLEY DALE A & SUSAN KATHLEEN
85261 HADDOCK RD
YULEE, FL 32097

2026

42-2N-27-4610-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

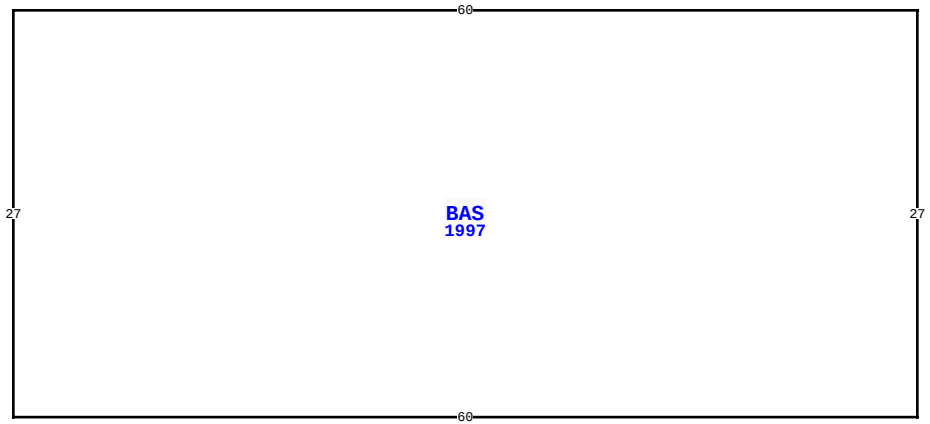
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,620	100	1997	1,620	100,591
TOTALS	1,620			1,620	100,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	123.2000	110.88	179,626	1997	2007	0	0	0	44.00	56.00

2 M/H 94+ 100% - 2020 Heated Area: 1620 HX Base Yr 2020



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		100,591
TOTAL MARKET OB/XF VALUE		3,017
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		193,608
SOH/AGL Deduction		63,754
ASSESSED VALUE		129,854
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,443
TOTAL JUST VALUE		193,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971650	MH MOVE-ON	0	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2275/0412	5/14/2019	WD	Q	I	01	134,000
GRANTOR: LANIER DARRELL S & RE						
GRANTEE: HOLLEY DALE A & SUS						
0786/1153	3/07/1997	WD	Q	I		23,000
GRANTOR: GARDNER BILLY J & EST						
GRANTEE: LANIER DARRELL & RE						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

85261 HADDOCK RD, YULEE

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	1997	1997	3	77	2,695	
2	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2003	2003	3	20	160	
3	1242	WD DECK A	0	100	9	9	81.00	SF	10.00	10.00	100	2003	2003	3	20	162	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 3,017

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	0006	OR	150.00	291.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS