LOT 7 R108386
L/E OR 1585/1781
YULEE WOODS PB 5/56

BERGMANN ROBERT T & AIESA G
85345 HADDOCK ROAD
YULEE, FL 32097

2026

42-2N-27-4610-0007-0000

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	08	SHT VINYL 100
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

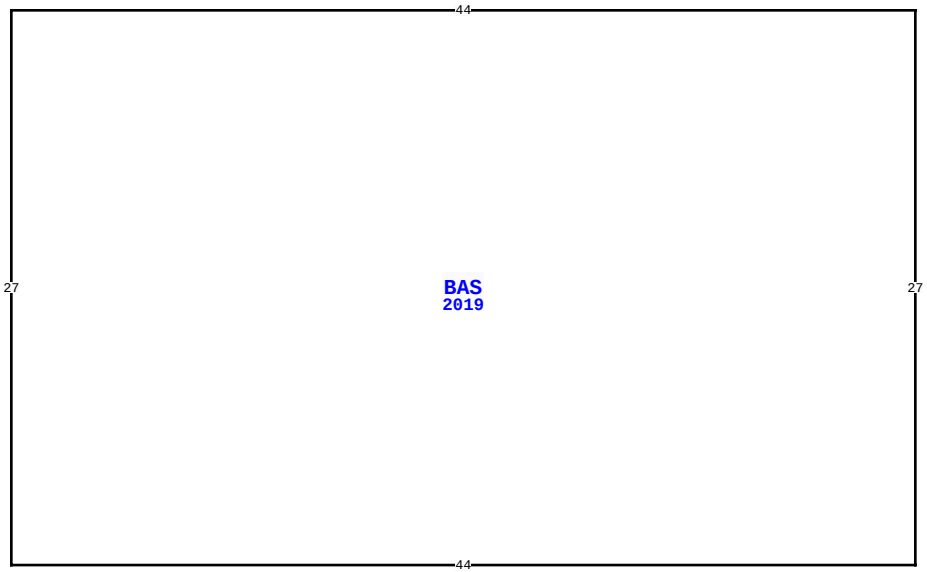
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2019	1,188	109,700
TOTALS	1,188			1,188	109,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	114.0000	102.60	121,889	2019	2019	0	0	0	10.00	90.00

1 M/H 94+ 100% - 2020 Heated Area: 1188 HX Base Yr 2020



85345 HADDOCK RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		109,700
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		199,700
SOH/AGL Deduction		90,946
ASSESSED VALUE		108,754
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		57,343
TOTAL JUST VALUE		199,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1902368	MH MOVE-ON	0	03/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1585/1781	9/19/2008	WD	U	I	18	100
GRANTOR: BERGMANN RICHARD R						
GRANTEE: BERGMANN RICHARD R						
0972/0498	2/26/2001	QC	Q	I	01	100
GRANTOR: BERGMANN ROBERT T						
GRANTEE: BERGMANN RICHARD R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W44 S27 E44 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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