LOT 12 1991 FLEET DW/MH
IN OR 1739/1855
YULEE WOODS PB 5/56

JEWELL SAMUEL W
85451 HADDOCK ROAD
YULEE, FL 32097

2026

42-2N-27-4610-0012-0000

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	04	PLYWOOD 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

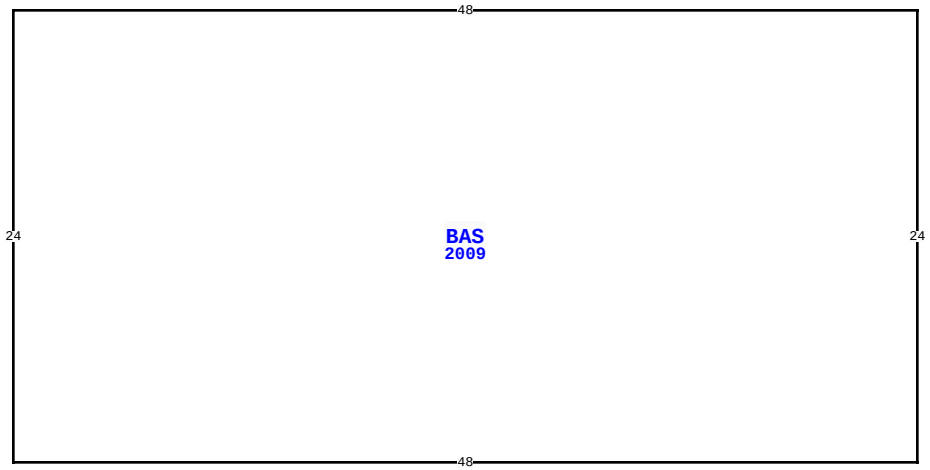
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2009	1,152	34,311
TOTALS	1,152			1,152	34,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	116.8000	99.28	114,371	1991	1991	0	0	0	70.00	30.00

1 M/H 93- 100% - 2013 Heated Area: 1152 HX Base Yr 2013



85451 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		34,311
TOTAL MARKET OB/XF VALUE		19,838
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		144,149
SOH/AGL Deduction		75,471
ASSESSED VALUE		68,678
TOTAL EXEMPTION VALUE	HX HB	43,678
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		144,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326808	GARAGE	33,457	01/01/2013
971999	MH MOVE-ON	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1739/1855	12/29/2008	QC	Q	I	01	100
GRANTOR: JEWELL CHERYL L						
GRANTEE: JEWELL SAMUEL W						
1007/0060	9/10/2001	WD	U	I	11	57,000
GRANTOR: REAGOR LINDA J						
GRANTEE: JEWELL SAMUEL W & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W48 S24 E48 N24$.

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	12	16	192.00	SF	10.00	10.00	100	1999	1999	3	20	384	
2	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2005	2005	3	21	1,814	
3	0510	GARAGE WD-	0	100	24	35	840.00	SF	35.00	35.00	100	2012	2012	3	60	17,640	

LAND DESCRIPTION

TOTAL OB/XF 19,838

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