LOT 15
IN OR 2169/1454
YULEE WOODS PB 5/56

GIRGIS TAYLOR M IRREV TRUST FBO TAYLOR M GIRGIS/AT
85517 HADDOCK ROAD
YULEE, FL 32097

2026

42-2N-27-4610-0015-0000

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	1,012	100	1993	1,012	29,419
BAS	704	100	2001	704	20,465
TOTALS	1,716			1,716	49,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,716	114.0000	96.90	166,280	1989	1989	0	0	0	70.00	30.00

1 M/H 93- 100% - 2019 Heated Area: 1716 HX Base Yr 2019

85517 HADDOCK RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		49,884
TOTAL MARKET OB/XF VALUE		26,449
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		166,333
SOH/AGL Deduction		87,058
ASSESSED VALUE		79,275
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		27,864
TOTAL JUST VALUE		166,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R013565	ADDITION	0	09/01/2001
7099	REMODEL	0	12/04/1990
6448	MH MOVE-ON	18,160	05/08/1990
7652	MH MOVE-ON	31,000	01/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2169/1454	1/09/2018	SW	U	I	11	100
GRANTOR: GIRGIS ROGER & JOSEPH						
GRANTEE: GIRGIS TAYLOR M IRR						
2078/0004	10/14/2016	SW	U	I	12	27,600
GRANTOR: FIRST NATIONAL BANK O						
GRANTEE: GIRGIS ROGER & JOSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W44 S16 BAS=[YR=1993] S23 E44 N23 W44 $ E44 N16 $.

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
2	0511	GARAGE CB-	0	100	36	30	1,080.00	SF	40.00	40.00	100	1990	1990	3	54.5	23,544	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 26,449

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