

LOT 16
YULEE WOODS PB 5/56

PIPKIN DANIEL HOLT
85535 HADDOCK RD
YULEE, FL 32097

2026

42-2N-27-4610-0016-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 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			
Quality		04	Quality Level 04		
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	1,566	100	1993	1,566	89,844
BAS	200	100	2026	200	11,474
DCK	380	15	2026	57	3,270
FOP	135	30	1993	40	2,295

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,863	129.8000	110.33	205,545	1985	2005	0	0	48.00	52.00
1 M/H 93- 0% - 2026 Heated Area: 1766 HX Base Yr											
BAS 2026 DCK 2026 BAS 1993 FOP 1993											
85535 HADDOCK RD, YULEE											
				BLD DATE					LGL DATE	05/11/2026 MLU	
				XF DATE					LAND DATE		
				INC DATE					AG DATE		

TOTALS		2,281				1,863		106,883		85535 HADDOCK RD, YULEE					XF DATE				LAND DATE		05/11/2026		MLU	
															INC DATE				AG DATE					
L	OB/			DESCRIPTION		BLD	CAP	L	W	UNITS		UT	Adj R		ADJ UNIT PRICE		ORIG	YEAR	YEAR		Q	%	OB/	
N	XF																COND	ON	ACTUAL			COND	XF MKT	
	CODE																						VALUE	
2	0351			CARPORT MT		0	0	38	24	912.00		SF	10.00		10.00		100	2018	2018		3	74	6,749	

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