LOT 17
YULEE WOODS PB 5/56

BENTON JASON S
85561 HADDOCK RD
YULEE, FL 32097

2026

42-2N-27-4610-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

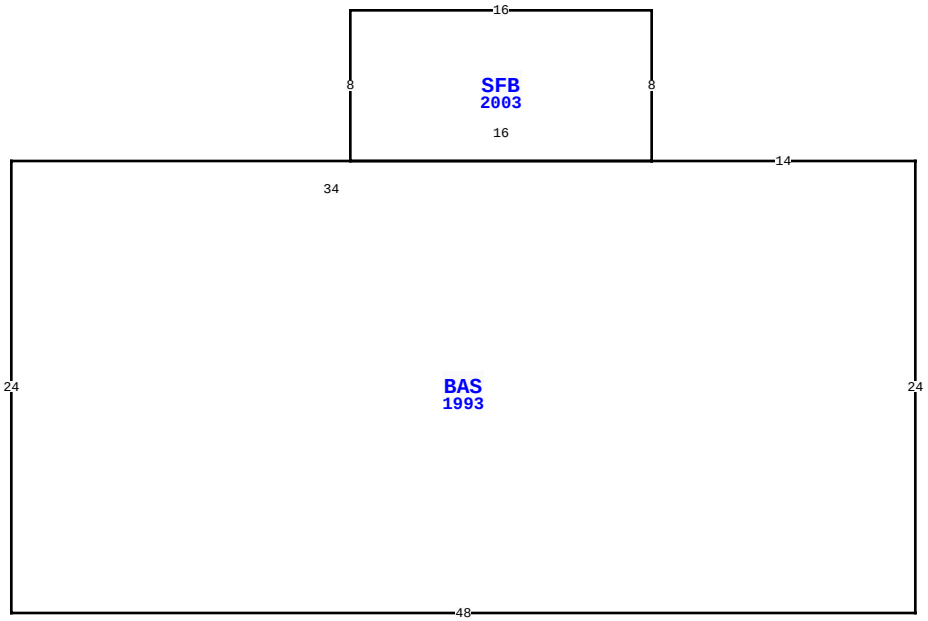
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	38,248
SFB	128	80	2003	102	3,386
TOTALS	1,280			1,254	41,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,254	130.2000	110.67	138,780	1988	1988	0	0	0	70.00	30.00

1 M/H 93- 100% - 2025 Heated Area: 1254 HX Base Yr 2025



85561 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		41,634
TOTAL MARKET OB/XF VALUE		3,796
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		135,430
SOH/AGL Deduction		3,922
ASSESSED VALUE		131,508
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		80,097
TOTAL JUST VALUE		135,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2712/1768	5/20/2024	QC	U	I	11	100
GRANTOR: BENTON NORMAN W						
GRANTEE: BENTON JASON S						
0451/0479	4/01/1985	WD	Q	V		9,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 SFB=[YR=2003] N8 W16 S8 E16$ W34 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
2	0940	SHEDS/PORT	0	100	24	10	240.00	SF	30.00	30.00	100	1990	1990	3	20	1,440	
3	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	1990	1990	3	20	256	

LAND DESCRIPTION

TOTAL OB/XF 3,796

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