LOT 25
YULEE WOODS PBK 5/56

THORNTON HENRY H & SHIRLEY I
85771 HADDOCK ROAD
YULEE, FL 32097

2026

42-2N-27-4610-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

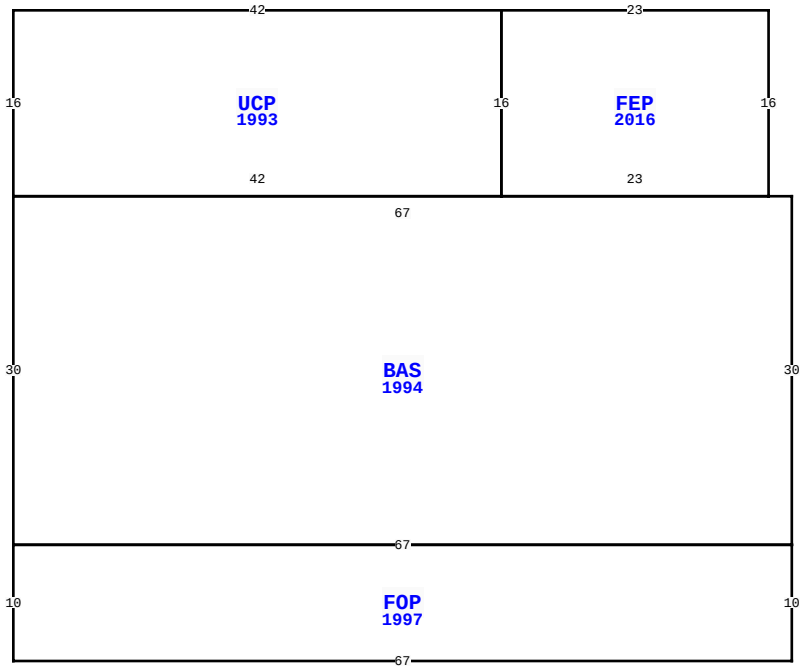
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	2,010	100	1994	2,010	188,783
FEP	368	80	2016	294	27,613
FOP	670	30	1997	201	18,878
UCP	672	20	1993	134	12,585
TOTALS	3,720			2,639	247,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,639	106.1760	111.48	294,196	1985	1991	0	0	0	15.75	84.25

1 SINGLE FAM 100% - 0 Heated Area: 2010 HX Base Yr



85771 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		247,860
TOTAL MARKET OB/XF VALUE		25,209
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		363,069
SOH/AGL Deduction		183,639
ASSESSED VALUE		179,430
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		123,019
TOTAL JUST VALUE		363,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4494	XFOB	15,300	11/12/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0508/0997	1/12/1987	QC	Q	I	01	100
GRANTOR: THORNTON HENRY H (M)						
GRANTEE: THORNTON HENRY H &						
0432/0854	9/01/1984	WD	Q	V		11,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2016] W23 UCP=[YR=1993] W42 S16 BAS=[YR=1994] S30
FOP=[YR=1997] S10 E67 N10 W67 $ E67 N30 W67 $ E42 N16 $ S16
E23 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
1	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	1985	1985	3	20	960	
3	0511	GARAGE CB-	0	100	30	30	900.00	SF	40.00	40.00	100	1988	1988	3	49.5	17,820	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	
5	0681	POLE SHED	0	100	12	30	360.00	SF	15.00	15.00	100	1992	1992	3	20	1,080	
6	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2001	2001	3	27	1,166	
7	0681	POLE SHED	0	100	22	18	396.00	SF	15.00	15.00	100	2002	2002	3	28	1,663	

LAND DESCRIPTION

TOTAL OB/XF 25,209

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	265.00	125.00	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