BLOCK 7 LOT 36
LOFTON BLUFF 3 PB 4/108

GURLEY MELODY JANE L/E/
PO BOX 190
YULEE, FL 32041-0190

2026

43-2N-27-4622-0007-0360

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

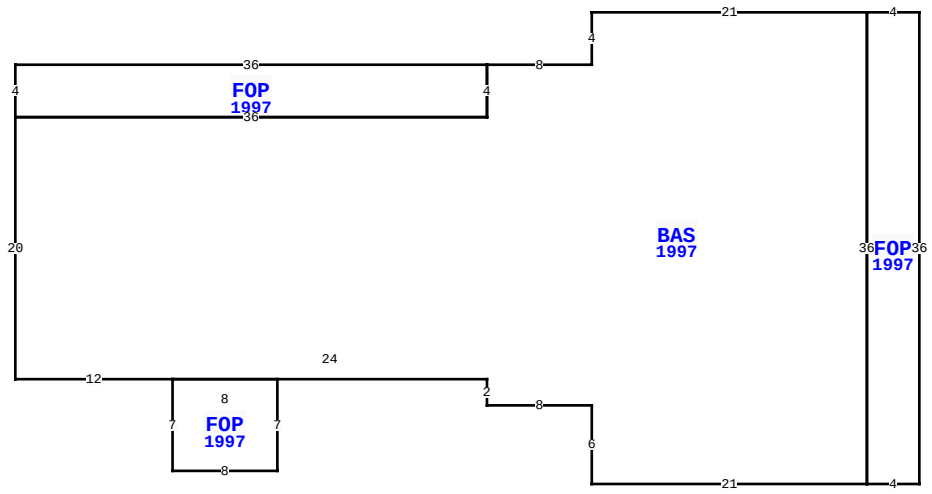
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100	1997	1,684	157,440
FOP	56	30	1997	17	1,589
FOP	144	30	1997	43	4,020
FOP	144	30	1997	43	4,020
TOTALS	2,028			1,787	167,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,787	106.0000	111.30	198,893	1960	1990	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 0 Heated Area: 1684 HX Base Yr 1990



85360 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		188,846
TOTAL MARKET OB/XF VALUE		1,975
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		280,821
SOH/AGL Deduction		145,372
ASSESSED VALUE		135,449
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		29,038
TOTAL JUST VALUE		280,821
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95025014	REMODEL	5,880	01/01/1996
9502386	HOUSEMVING	1,583	11/01/1995
95-02292	FOUNDATION	500	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2870/0254	5/20/2026	LE	U	I	11	100
GRANTOR: GURLEY MELODY JANE L/						
GRANTEE: GURLEY MARION JOSHU						
0410/0469	1/01/1984	WD	Q	V		7,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1997] W4 BAS=[YR=1997] W21 S4 W8 FOP=[YR=1997] W36 S4 E36 N4$ S4 W36 S20 E12 FOP=[YR=1997] S7 E8 N7 W8$ E24 S2 E8 S6 E21 N36$ S36 E4 N36$.

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	12	10	120.00	SF	30.00	30.00	100	1986	1986	3	20	720	
2	0940	SHEDS/PORT	0	100	14	8	112.00	SF	30.00	30.00	100	1986	1986	3	20	672	
3	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	1986	1986	3	20	240	
4	0350	CARPORT WD	0	100	11	12	132.00	SF	13.00	13.00	100	1994	1994	3	20	343	

LAND DESCRIPTION

TOTAL OB/XF 1,975

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	0.00	0.00	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

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2026

43-2N-27-4622-0007-0360

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

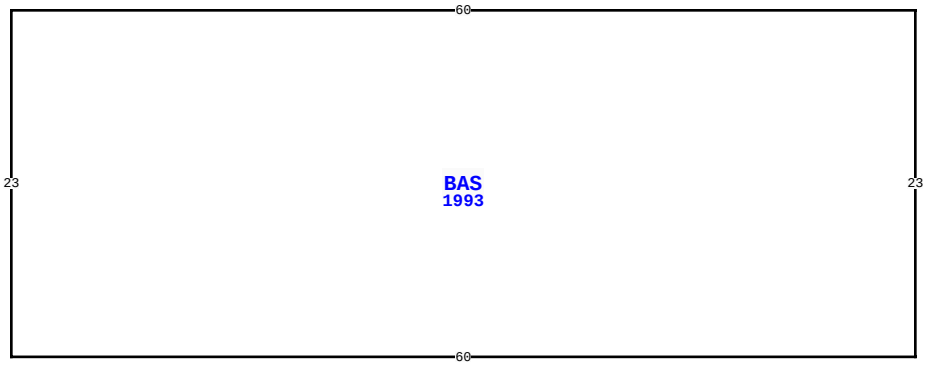
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1993	1,380	21,776
TOTALS	1,380			1,380	21,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,380	61.8800	52.60	72,588	1972	1972	0	0	0	70.00	30.00

2 M/H 93- 0% - 0 Heated Area: 1380 HX Base Yr 1990



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0410/0469	1/01/1984	WD	Q	V		7,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S23 E60 N23$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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