BLOCK 7 LOT 38
LOFTON BLUFF 3 PB 4/108

LIDDELL MICHAEL & MELANIE
96216 CONFEDERATE OAKS DR
YULEE, FL 32097

2026

43-2N-27-4622-0007-0380

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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

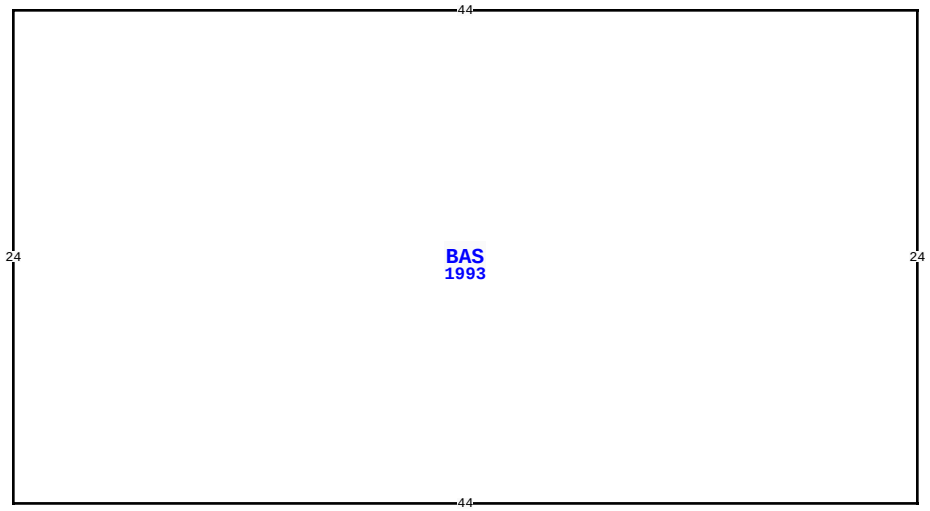
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	33,175
TOTALS	1,056			1,056	33,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,056	123.2000	104.72	110,584	1989	1989	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1056 HX Base Yr



85402 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	33,175
TOTAL MARKET OB/XF VALUE	2,746
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	125,921
SOH/AGL Deduction	37,935
ASSESSED VALUE	87,986
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,986
TOTAL JUST VALUE	125,921
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2584/0894	8/12/2022	QC	U	I	11	100
GRANTOR: ROY MELANIE NKA MELAN						
GRANTEE: LIDDELL MICHAEL & M						
1595/1907	12/05/2008	QC	Q	I	01	100
GRANTOR: ROY MELANIE A						
GRANTEE: ROY MELANIE & MIRAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S24 E44 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
2	0940	SHEDS/PORT	0	0	8	12	96.00	SF	30.00	30.00	100	1997	1997	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 2,746

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	0	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