BLOCK 7 LOT 39
IN OR 2093/1524
2005 GENA DW/MH

WESCOAT CARRIE ANN
85426 HADDOCK RD
YULEE, FL 32097

2026

43-2N-27-4622-0007-0390

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

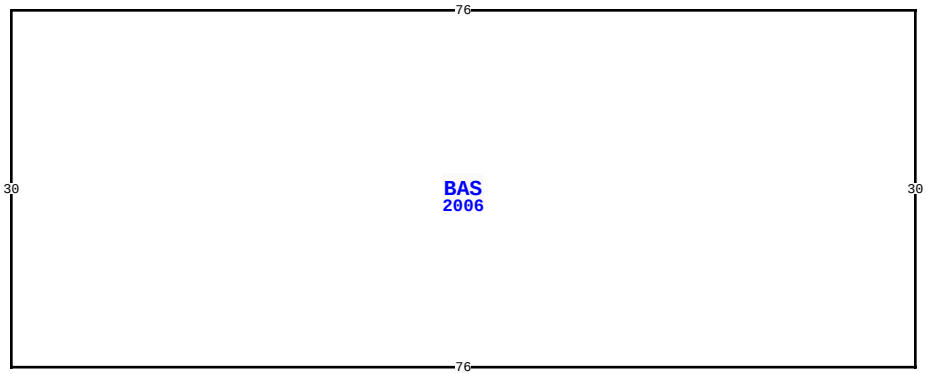
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2006	2,280	125,057
TOTALS	2,280			2,280	125,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	117.2000	105.48	240,494	2005	2005	0	0	0	48.00	52.00

1 M/H 94+ 100% - 2017 Heated Area: 2280 HX Base Yr 2017



85426 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		125,057
TOTAL MARKET OB/XF VALUE		16,280
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		231,337
SOH/AGL Deduction		120,255
ASSESSED VALUE		111,082
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		59,671
TOTAL JUST VALUE		231,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003034	GARAGE	43,020	03/23/2018
M09576	OTHER	0	04/01/2005
E14680	ELEC OTHER	0	03/01/2005
MH4553	MH MOVE-ON	0	03/01/2005
P09132	OTHER	0	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2093/1524	8/11/2016	TD	U	I	11	100
GRANTOR: DAVIS LIVING TRUST						
GRANTEE: WESCOAT CARRIE ANN						
2065/0853	8/11/2016	TD	Q	I	01	96,000
GRANTOR: DAVIS LIVING TRUST						
GRANTEE: WESTCOAT CARRIE ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W76 S30 E76 N30$.

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	1242	WD DECK A	0	100	0	0	138.00	SF	10.00	10.00	100	2005	2005	3	21	290	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	
4	0510	GARAGE WD-	0	100	25	12	300.00	SF	35.00	35.00	100	2018	2018	3	81	8,505	
5	0351	CARPORT MT	0	100	25	24	600.00	SF	10.00	10.00	100	2018	2018	3	74	4,440	

LAND DESCRIPTION

TOTAL OB/XF 16,280

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