

BLOCK 7 LOT 40 IN OR 929/1417  
LOFTON BLUFF #3 PB 4/108

SILLS ANGELA  
85444 HADDOCK ROAD  
YULEE, FL 32097

2026

43-2N-27-4622-0007-0400



| BUILDING CHARACTERISTICS                                                                                                                   |                  |                |                                               |                  |                      | MARKET ADJUSTMENTS      |                |                |                |           |         |             |        |         |                   |                |                                   | NASSAU COUNTY PROPERTY      |      |         |      |     |    |        |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|-----------------------------------------------|------------------|----------------------|-------------------------|----------------|----------------|----------------|-----------|---------|-------------|--------|---------|-------------------|----------------|-----------------------------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|
| ELEMENT                                                                                                                                    | CD               | CONSTRUCTION   | TYPE                                          | MDL              | EFF. AREA            | TOT ADJ PTS             | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB       | ECON    | FNCT        | NORM   | % COND  | VALUATION SUMMARY |                |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 05               | AVERAGE 100    | 0800                                          | 02               | 2,356                | 117.6000                | 105.84         | 249,359        | 2000           | 2000      | 0       | 0           | 0      | 58.00   | 42.00             | STANDARD       |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Structur                                                                                                                              | 03               | GABLE/HIP 100  | 1 M/H 94+ 100% - 0                            |                  |                      |                         |                |                |                |           |         |             |        |         |                   |                | Heated Area: 2356 HX Base Yr 1989 |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                 | 03               | COMP SHNGL 100 | <div><div></div><div>BAS<br/>2000</div></div> |                  |                      |                         |                |                |                |           |         |             |        |         |                   |                | BAS 2000                          |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 100    |                                               |                  |                      |                         |                |                |                |           |         |             |        |         |                   |                |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                              | 14               | CARPET 90      |                                               |                  |                      |                         |                |                |                |           |         |             |        |         |                   |                |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                              | 08               | SHT VINYL 10   |                                               |                  |                      |                         |                |                |                |           |         |             |        |         |                   |                |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                        | 2,356            | 100            | 2000                                          | 2,356            | 104,731              |                         |                |                |                |           |         |             |        |         |                   |                |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                     |                  |                | 2,356                                         |                  |                      | 2,356                   | 104,731        |                |                |           |         |             |        |         |                   |                |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                |                                               |                  |                      | 85444 HADDOCK RD, YULEE |                |                |                |           |         |             |        |         |                   |                |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| 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          |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| 1                                                                                                                                          | 0940             | SHEDS/PORT     | 0 100                                         | 12               | 10                   | 120.00                  | SF             | 30.00          | 30.00          | 100       | 1998    | 1998        | 3      | 20      | 720               |                |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                          | 0940             | SHEDS/PORT     | 0 100                                         | 12               | 10                   | 120.00                  | SF             | 30.00          | 30.00          | 100       | 1990    | 1990        | 3      | 20      | 720               |                |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                          | 0681             | POLE SHED      | 0 100                                         | 8                | 12                   | 96.00                   | SF             | 15.00          | 15.00          | 100       | 1998    | 1998        | 3      | 24      | 346               |                |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| 5                                                                                                                                          | 0500             | FP-PRE FAB     | 0 100                                         | 0                | 0                    | 1.00                    | UT             | 3,500.00       | 3,500.00       | 100       | 2000    | 2000        | 3      | 81      | 2,835             |                |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| 6                                                                                                                                          | 0500             | FP-PRE FAB     | 0 100                                         | 0                | 0                    | 1.00                    | UT             | 3,500.00       | 3,500.00       | 100       | 2000    | 2000        | 3      | 81      | 2,835             |                |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                |                                               |                  |                      |                         |                |                |                |           |         |             |        |         |                   |                |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                        | USE CODE         | CLS            | LAND USE DESCRIPTION                          | CAP              | R D                  | LOC ZONE                | FRONT          | DEPTH          | TOT LND UTS    | UNIT TYPE | D T     | DPHT 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 |                  |                |                                               |                  |                      |                         |                |                |                |           |         |             |        |         |                   |                |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |