BLOCK 7 LOT 41
IN OR 2223/771
LOFTON BLUFF 3 PB 4/108

CUNNINGHAM MERRILL & GLENDA
85468 HADDOCK ROAD
YULEE, FL 32097

2026

43-2N-27-4622-0007-0410

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

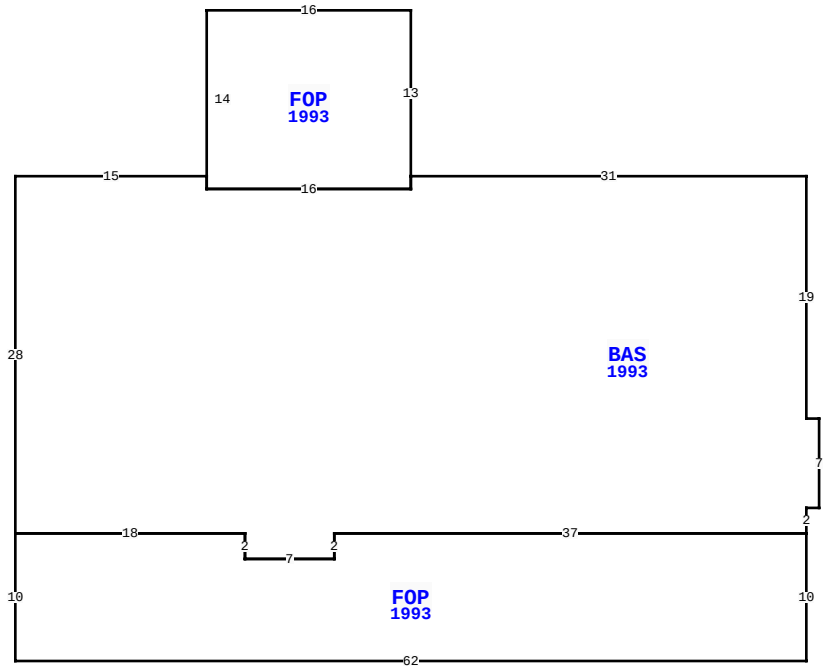
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,741	100	1993	1,741	174,356
FOP	224	30	1993	67	6,710
FOP	606	30	1993	182	18,227
TOTALS	2,571			1,990	199,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,990	112.2100	117.82	234,462	1984	1994	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2019 Heated Area: 1741 HX Base Yr 2019



85468 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		224,085
TOTAL MARKET OB/XF VALUE		44,390
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		358,475
SOH/AGL Deduction		117,019
ASSESSED VALUE		241,456
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		185,045
TOTAL JUST VALUE		358,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633237	GARAGE	0	10/19/2016
B9805245	NEW CONSTR	0	08/01/1998
5611	XFOB	5,270	04/03/1989
3293	N/A	9,828	04/16/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2223/0771	9/14/2018	WD	Q	I	02	259,900
GRANTOR: BAXTER CHRISTOPHER S						
GRANTEE: CUNNINGHAM MERRILL						
0831/1131	4/28/1998	WD	Q	I	06	100
GRANTOR: BAXTER CHRISTOPHER S						
GRANTEE: BAXTER CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 FOP=[YR=1993] N13 W16 S14 E16 N1$ S1 W16 N1 W15 S28 FOP=[YR=1993] S10 E62 N10 W37 S2 W7 N2 W18$ E18 S2 E7 N2 E37 N2 E1 N7 W1 N19$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 44,390

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-27-4622-0007-0410

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

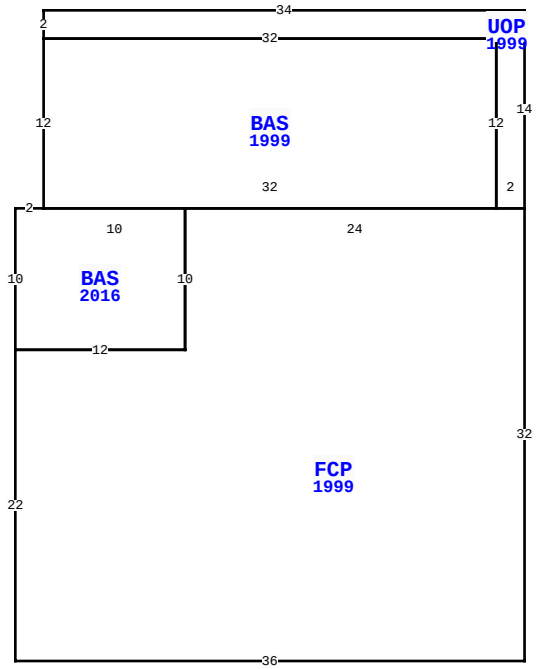
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	384	100	1999	384	5,516
BAS	120	100	2016	120	1,724
FCP	1,032	25	1999	258	3,706
UOP	92	20	1999	18	259
TOTALS	1,628			780	11,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	780	68.2000	26.60	20,748	1999	1999	0	0	0	46.00	54.00

2 GARAGE RES 100% - 2019 Heated Area: 504 HX Base Yr 2019



85468 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		224,085
TOTAL MARKET OB/XF VALUE		44,390
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		358,475
SOH/AGL Deduction		117,019
ASSESSED VALUE		241,456
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		185,045
TOTAL JUST VALUE		358,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2223/0771	9/14/2018	WD	Q	I	02	259,900
GRANTOR: BAXTER CHRISTOPHER S						
GRANTEE: CUNNINGHAM MERRILL						
0831/1131	4/28/1998	WD	Q	I	06	100
GRANTOR: BAXTER CHRISTOPHER S						
GRANTEE: BAXTER CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1999] W34 S2 BAS=[YR=1999] S12 BAS=[YR=2016] W2 S10 FCP=[YR=1999] S22 E36 N32 W24 S10 W12$ E12 N10 W10$ E32 N12 W32$ E32 S12 E2 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

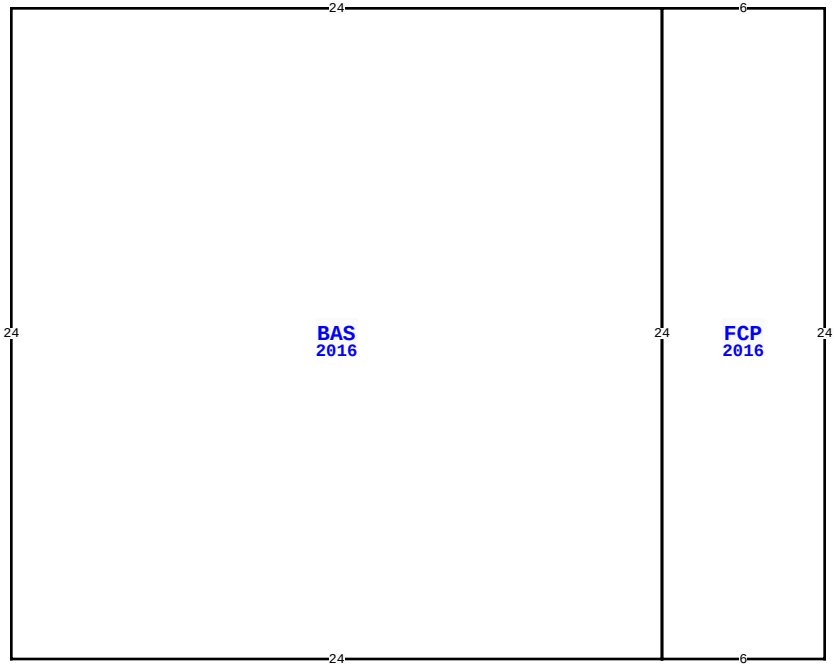
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2016	576	12,789
FCP	144	25	2016	36	799
TOTALS	720			612	13,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	612	63.2500	24.67	15,098	2016	2016	0	0	0	10.00	90.00

3 GARAGE RES 100% - 2019 Heated Area: 576 HX Base Yr 2019



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XF DATE		LAND DATE	05/11/2026 MLU
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85468 HADDOCK RD, YULEE

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GRANTEE: CUNNINGHAM MERRILL						
0831/1131	4/28/1998	WD	Q	I	06	100
GRANTOR: BAXTER CHRISTOPHER S						
GRANTEE: BAXTER CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2016] W6 BAS=[YR=2016] W24 S24 E24 N24$ S24 E6 N24$.

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