BLOCK 7 LOT 42
IN OR 1695/1896
LOFTON BLUFF #3 PB 4/108

HOSLER SHREYL A & NELSON J
85494 HADDOCK ROAD
YULEE, FL 32097

2026

43-2N-27-4622-0007-0420

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 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

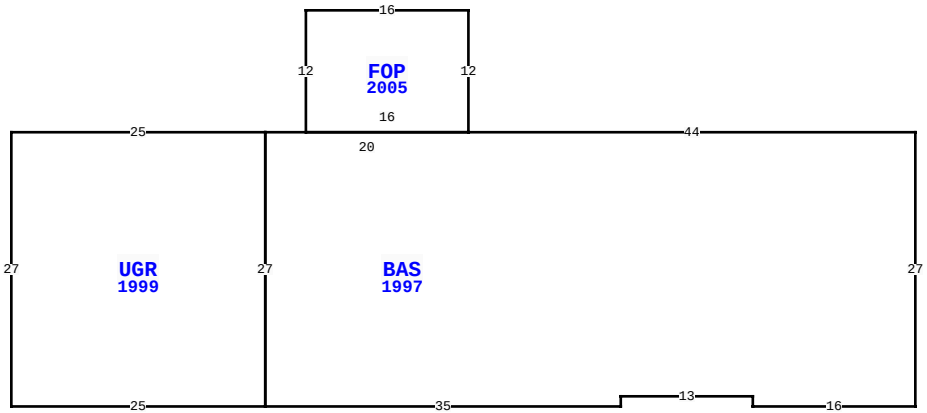
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,715	100	1997	1,715	54,269
FOP	192	30	2005	58	1,835
UGR	675	45	1999	304	9,620
TOTALS	2,582			2,077	65,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,077	117.2000	105.48	219,082	1997	1997	0	0	0	70.00	30.00

1 M/H 94+ 100% - 0 Heated Area: 1715 HX Base Yr 2011



85494 HADDOCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		65,725
TOTAL MARKET OB/XF VALUE		4,669
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		160,394
SOH/AGL Deduction		66,885
ASSESSED VALUE		93,509
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		42,098
TOTAL JUST VALUE		160,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996276	GARAGE	16,875	07/01/1999
971754	MH MOVE-ON	0	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1695/1896	8/25/2010	WD	U	I	12	100
GRANTOR: WEBB SHREYL A						
GRANTEE: HOSLER SHREYL A & N						
0497/0073	9/01/1986	FS	U	I		2,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W44 FOP=[YR=2005] N12 W16 S12 E16$ W20
UGR=[YR=1999] W25 S27 E25 N27$ S27 E35 N1 E13 S1 E16 N27$.

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	10	8	80.00	SF	10.00	10.00	100	1988	1988	3	20	160	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	
5	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2005	2005	3	21	1,814	

LAND DESCRIPTION

TOTAL OB/XF 4,669

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