BLOCK 7 LOTS 43 & 44
LOFTON BLUFF 3 PB 4/108

CHANCEY DANIEL B SR L/E/
85528 HADDOCK ROAD
YULEE, FL 32097

2026

43-2N-27-4622-0007-0430

NASSAU COUNTY PROPERTY

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 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
Quality	03	Quality Level 03

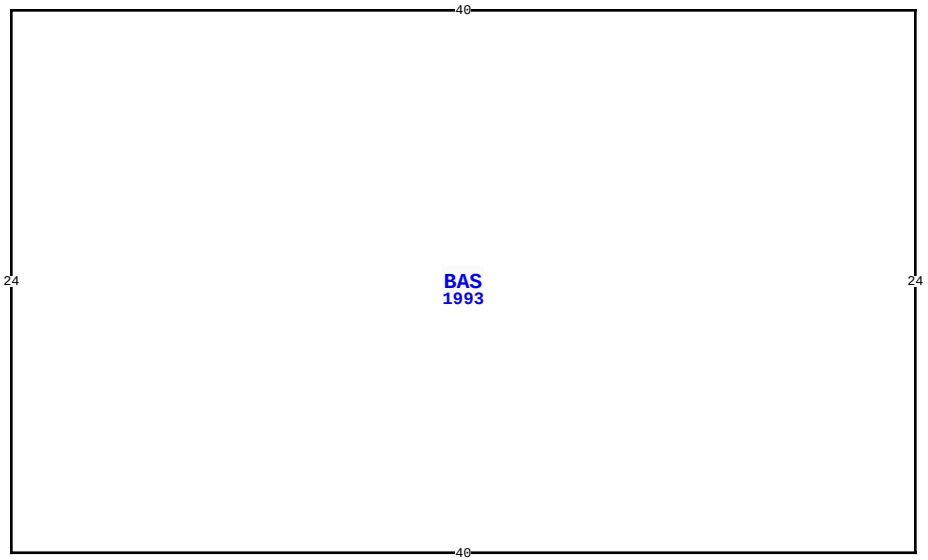
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	28,789
TOTALS	960			960	28,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	960	117.6000	99.96	95,962	1988	1988	0	0	0	70.00	30.00

1 M/H 93- 100% - 2003 Heated Area: 960 HX Base Yr 2003



85528 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		28,789
TOTAL MARKET OB/XF VALUE		1,368
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		210,157
SOH/AGL Deduction		156,938
ASSESSED VALUE		53,219
TOTAL EXEMPTION VALUE	HX HB	28,219
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		210,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2767/243	1/16/2025	LE	U	I	11	100
GRANTOR: CHANCEY DANIEL B SR						
GRANTEE: CHANCEY JUDITH						
1958/0087	6/28/2014	QC	U	I	11	100
GRANTOR: CHANCEY JUDIE T						
GRANTEE: CHANCEY DANIEL B SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S 24 E40 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	1242	WD DECK A	0	100	30	10	300.00	SF	10.00	10.00	100	1991	1991	3	20	600	
2	0940	SHEDS/PORT	0	100	16	8	128.00	SF	30.00	30.00	100	1980	1980	3	20	768	

LAND DESCRIPTION

TOTAL OB/XF 1,368

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	2.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	180,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS