BLOCK 7 LOT 46
LOFTON BLUFF # 3 PB 4/108

MIXSON LYNDA A LIVING TRUST/MIXSON LYNDA A TRUSTEE
85576 HADDOCK RD
YULEE, FL 32097

2026

43-2N-27-4622-0007-0460

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

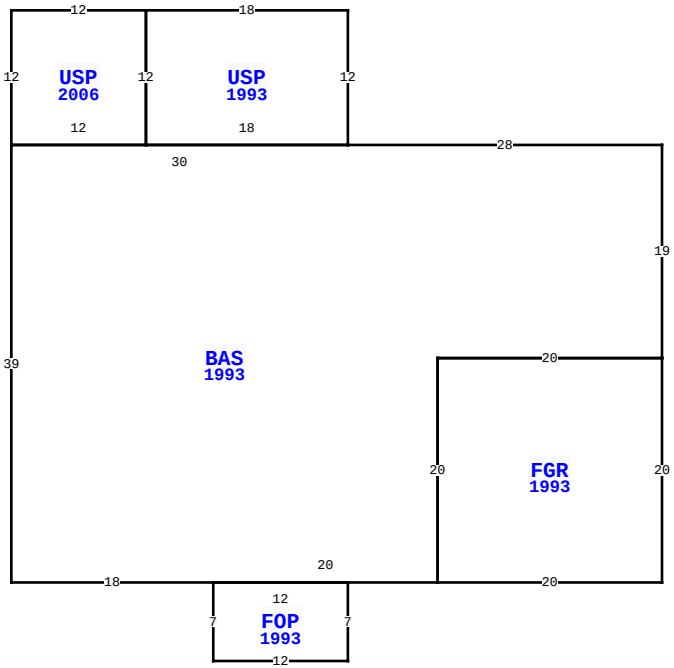
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,862	100	1993	1,862	171,734
FGR	400	55	1993	220	20,291
FOP	84	30	1993	25	2,306
USP	216	30	1993	65	5,995
USP	144	30	2006	43	3,966
TOTALS	2,706			2,215	204,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,215	117.9000	123.80	274,217	1989	1991	0	0	0	25.50	74.50

1 SINGLE FAM 100% - 0 Heated Area: 1862 HX Base Yr 1990



85576 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		204,292
TOTAL MARKET OB/XF VALUE		15,600
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		309,892
SOH/AGL Deduction		136,615
ASSESSED VALUE		173,277
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		121,866
TOTAL JUST VALUE		309,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5903	GARAGE	15,300	08/01/1989
5603	NEW CONSTR	72,742	03/31/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2770/1659	2/18/2025	QC	U	I	11	100
GRANTOR: MIXSON LYNDA A						
GRANTEE: MIXSON LYNDA A LIVI						
1857/0173	5/20/2013	WD	U	I	30	100
GRANTOR: MIXSON HARRY G JR EST						
GRANTEE: MIXSON LYNDA A						

BUILDING NOTES

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	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	1989	1989	3	20	6,300	
3	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	1990	1990	3	20	6,300	
4	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	2000	2000	3	26	1,560	
5	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W28 W30 S39 E18 E20 N20 E20 N19 $
FGR=[YR=1993;ORIG=-20,39] E20 U20R0 W20 S20 $
USP=[YR=1993;ORIG=-28,0] N12 W18 S12 E18 $
USP=[YR=2006;ORIG=-46,-12] W12 S12 E12 N12 $
FOP=[YR=1993;ORIG=-40,39] S7 E12 N7 W12 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,600

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 02/27/2024 BY NW Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS