LOT 11 R407678
IN OR 847/1519
WILSON NECK ROAD #3 UNR

CALLAWAY TERRY L & TAMMY PYE
86532 YULEE HILLS ROAD
YULEE, FL 32097

2026

43-2N-27-4653-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 04

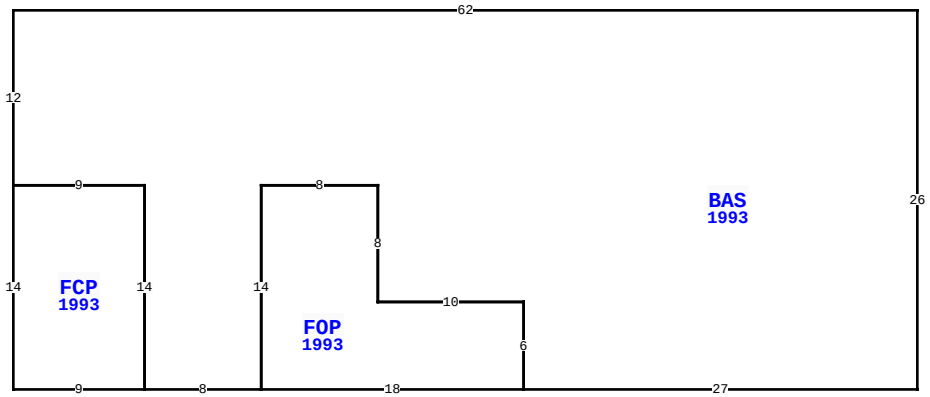
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,314	100	1993	1,314	40,946
FCP	126	25	1993	32	997
FOP	172	30	1993	52	1,620
TOTALS	1,612			1,398	43,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,398	122.2000	103.87	145,210	1973	1980	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1314 HX Base Yr



85054 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	43,563
TOTAL MARKET OB/XF VALUE	4,372
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	137,935
SOH/AGL Deduction	45,801
ASSESSED VALUE	92,134
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,134
TOTAL JUST VALUE	137,935
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00772	XFOB	4,080	02/01/1994
7635	ADDITION	900	10/23/1991
8082	MH MOVE-ON	500	03/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0847/1519	9/08/1998	WD	U	I	10	18,000
GRANTOR: CLAXTON GLENDA D						
GRANTEE: CALLAWAY TERRY LEE						
0638/0025	10/02/1991	AA	U	I	10	18,000
GRANTOR: CLAXTON W DOYLE & G						
GRANTEE: CALLAWAY & PYE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W62 S12 FCP=[YR=1993] S14 E9 N14 W9 $ E9 S14 E8 FOP=[YR=1993] E18 N6 W10 N8 W8 S14 $ N14 E8 S8 E10 S6 E27 N26 $.

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	0	14	19	266.00	SF	10.00	10.00	100	1991	1991	3	20	532	
2	0940	SHEDS/PORT	0	0	20	24	480.00	SF	30.00	30.00	100	1994	1994	3	20	2,880	
3	0351	CARPORT MT	0	0	24	20	480.00	SF	10.00	10.00	100	2003	2003	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 4,372

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	0	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 02/02/2023 BY NWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS