BLOCK 25 PT OF LOT 1 & PT
OF ABANDONED R/W
& PT OF BLOCK 23 LOT 4

HADDOCK TIMBER INC/HADDOCK RODNEY D
27359 GEIGER RD
HILLIARD, FL 32046

2023

08-3N-24-2380-0025-0013

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

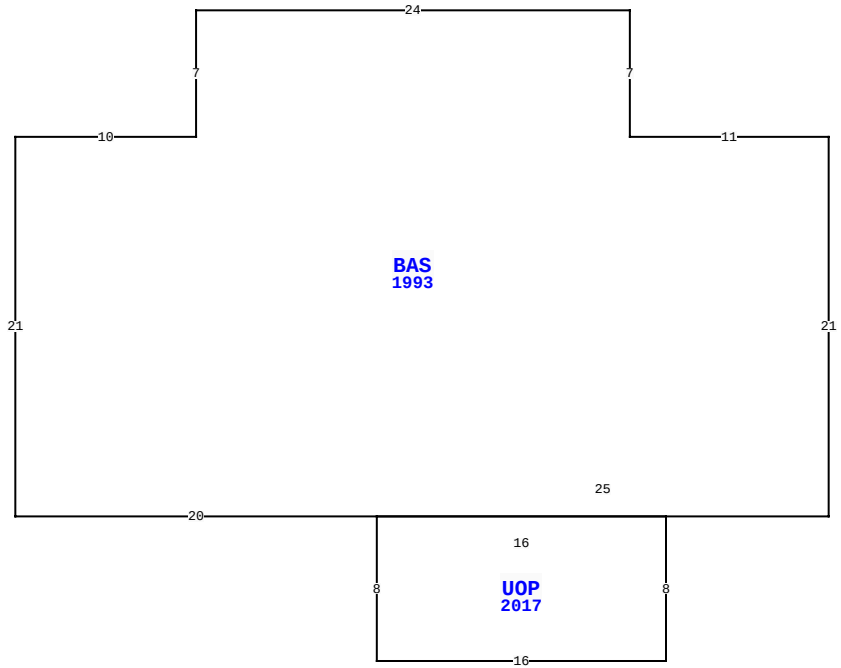
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,113	100	1,113	82,598
UOP	128	20	26	1,929
TOTALS	1,241		1,139	84,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,139	110.0000	99.28	113,080	1950	1950	0	0	0	25.25	74.75

1 SINGLE FAM – 0% - 0 Heated Area: 1113 HX Base Yr



552047 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	84,527
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	44,736
TOTAL MARKET VALUE	129,263
SOH/AGL Deduction	2,530
ASSESSED VALUE	126,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,733
TOTAL JUST VALUE	129,263
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170166	REPAIR/RRF	0	09/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2122/0339	5/17/2017	WD	U	I	37	55,000
GRANTOR: ELMORE RINA RENAE F/K						
GRANTEE: HADDOCK TIMBER INC						
1210/1014	2/25/2004	WD	U	I	06	100
GRANTOR: DOUGHERTY ERIC						
GRANTEE: WAUGH TINA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 N7 W24 S7 W10 S21 E20 UOP=[YR=2017] S8 E16 N8 W16$ E25 N21$.

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
1	000100	C	SFR	0	0004	C-1	140.00	160.00	22,368.00	SF		1.00	1.00	1.00	2.00	2.00	44,736							

REVIEW DATE 02/06/2018 BY TW Total Acres: 0.00 Total Land Value: 44,736 Market: 0 Agricultural: 0 Common: 44,736 PRINTED 08/02/2023 BY SYS