

HADDOCK AID T JR LVG TRUST
C/O SANDRA FAYE DRURY, 48907 HADDOCK DR
HILLIARD, FL 32046

18-4N-25-0000-0008-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
Exterior Wall	05	AVERAGE 100								0100	01	2,168	111.1320	100.30	217,450	1949	1970	0	0	0	20.25	79.75	VALUATION BY								
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 0														Heated Area: 1796							
Roof Cover	12	MODULAR MT 100																						HX Base Yr							
Interior Wall	05	DRYWALL 100																													
Interior Floor	13	LVT/LAMNT 50																													
Interior Floor	14	CARPET 50																													
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																													
Occupancy	00	NONE 100																													
Quality		04 Quality Level 04																													
DOR CODE		5000IMPROVED AG																													
MAP NUM										MKT AREA								05													
NEIGHBORHOOD/LOC		5001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,796	100	1,796	143,661																											
FOP	20	30	6	480																											
FOP	296	30	89	7,119																											
FST	126	55	69	5,519																											
UCP	1,040	20	208	16,637																											
TOTALS		3,278		2,168		173,416																									
EXTRA FEATURES										48907 HADDOCK DR, HILLIARD																					
L N	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														
2	0940	SHEDS/PORT	0	100	10	23	230.00	SF	15.00	15.00	100	1980	1980	3	20	690															
3	0201	BARN WD 10	0	100	40	50	2,000.00	SF	5.10	5.10	100	1970	1970	3	20	2,040															
4	0810	CONCRETE A	0	100	14	6	84.00	SF	6.50	6.50	100	1987	1987	3	54.5	298															
5	0810	CONCRETE A	0	100	14	6	84.00	SF	6.50	6.50	100	1987	1987	3	54.5	298															
6	0810	CONCRETE A	0	100	22	6	132.00	SF	6.50	6.50	100	1987	1987	3	54.5	468															
7	0681	POLE SHED	0	100	50	54	2,700.00	SF	15.00	15.00	100	1990	1990	3	20	8,100															
8	0473	VF 3 RAIL	0	100	0	0	1,448.00	LF	7.50	7.50	100	2000	2000	3	55	5,973															
9	0350	CARPORT WD	0	100	20	20	400.00	SF	13.00	13.00	100	2000	2000	3	20	1,040															
10	0681	POLE SHED	0	100	15	20	300.00	SF	15.00	15.00	100	2000	2000	3	29	1,305															
11	0462	ST/AL FNC	0	100	0	0	72.00	SF	10.00	10.00	100	2000	2000	3	29	209															
LAND DESCRIPTION										TOTAL OB/XF										20,421											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000														
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	17.00	AC		1.00	1.00	1.00	440.00	440.00	7,480														
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.20	AC		1.00	1.00	1.00	175.00	175.00	385														
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	19.20	AC		1.00	1.00	1.00	14,000.00	14,000.00	268,800														
REVIEW DATE	08/03/2020		BY	KBA		Total Acres: 20.20		Total Land Value: 42,865		Market: 268,800		Agricultural: 7,865		Common: 35,000		PRINTED 08/02/2023 BY SYS															