PT OF SE1/4 OF SE1/4 OF
SEC 18-4N-25E IN OR 2416/287

SPEER THOMAS & ELIZABETH
2296 EMILYS WAY
FLEMING ISLAND, FL 32003

2023

18-4N-25-0000-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

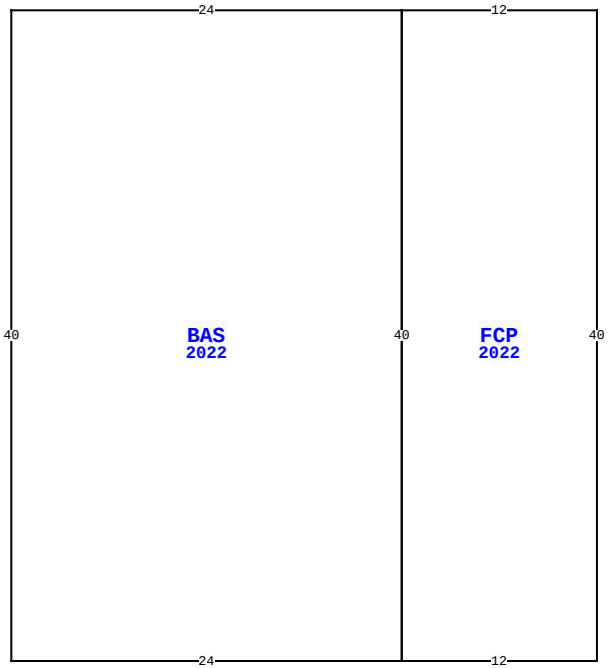
DOR CODE 5401 TIMBER 2-1 SI 90+
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	20,272
FCP	480	25	120	2,534
TOTALS	1,440		1,080	22,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,080	60.9500	21.33	23,036	2022	2022	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 0 Heated Area: 960 HX Base Yr



48555 HADDOCK DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	22,806
TOTAL MARKET OB/XF VALUE	9,600
TOTAL LAND VALUE - MARKET	346,780
TOTAL MARKET VALUE	51,974
SOH/AGL Deduction	0
ASSESSED VALUE	51,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,974
TOTAL JUST VALUE	379,186
NCON VALUE	32,406
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006609	ADDITION	0	04/27/2022
22000931	GARAGE	71,855	01/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2416/0287	11/24/2020	WD	Q	V	01	160,000
GRANTOR: LLOYD VICKI SUE ET AL						
GRANTEE: SPEER THOMAS & ELIZ						
0927/0579	4/05/2000	WD	U	V	01	100
GRANTOR: HADDOCK J T JR						
GRANTEE: LLOYD VICKI SUE						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2022] W12 BAS=[YR=2022] W24 S40 E24 N40$ S40 E12 N40$.

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	0680	POLE SHED	0	0	40	24	960.00	SF	10.00	10.00	100	2022	2022	3	100	9,600	

LAND DESCRIPTION

TOTAL OB/XF 9,600

LN	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	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	24.77	AC		1.00	1.00	1.00	790.00	790.00	19,568							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	24.77	AC		1.00	1.00	1.00	14,000.00	14,000.00	346,780							

REVIEW DATE 07/14/2022 BY TWA Total Acres: 24.77 Total Land Value: 19,568 Market: 346,780 Agricultural: 19,568 Common: 0 PRINTED 08/02/2023 BY SYS