PT OF SE1/4 OF SE1/4 &
PT OF NE1/4 OF NE1/4
PARCEL 10-2 SEC 18 &

PEREZ JORGE R
48401 HADDOCK DR
HILLIARD, FL 32046

2023

18-4N-25-0000-0010-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

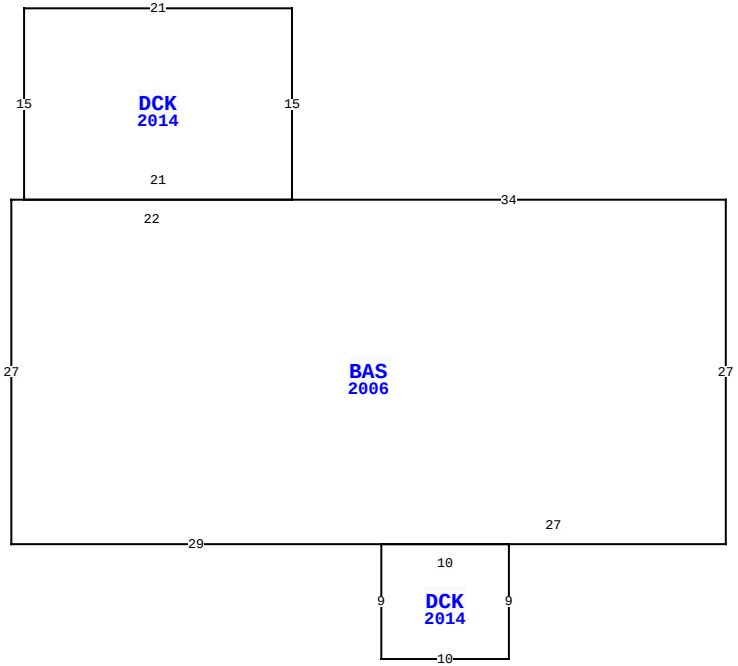
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	109,653
DCK	90	15	14	1,015
DCK	315	15	47	3,409
TOTALS	1,917		1,573	114,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,573	152.3600	106.65	167,760	2005	2010	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2022 Heated Area: 1512 HX Base Yr 2022



48401 HADDOCK DR, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		114,077
TOTAL MARKET OB/XF VALUE		18,538
TOTAL LAND VALUE - MARKET		73,150
TOTAL MARKET VALUE		205,765
SOH/AGL Deduction		33,194
ASSESSED VALUE		172,571
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		122,571
TOTAL JUST VALUE		205,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328122	ADDITION	24,227	01/01/2014
MH4761	MH MOVE-ON	0	05/02/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2094/1299	1/03/2017	WD	Q	I	01	120,000
GRANTOR: MCNEAL HARLEY & MICHE						
GRANTEE: PEREZ JORGE R						
1875/0768	8/23/2013	WD	Q	I	02	45,000
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: MCNEAL HARLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W34 DCK=[YR=2014] N15 W21 S15 E21$ W22 S27 E29
DCK=[YR=2014] S9 E10 N9 W10$ E27 N27 $.

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	0681	POLE SHED	0	100	10	8	80.00	SF	15.00	15.00	100	2006	2006	3	48	576	
2	0680	POLE SHED	0	100	10	8	80.00	SF	10.00	10.00	100	2006	2006	3	48	384	
5	0810	CONCRETE A	0	100	0	0	300.00	SF	6.50	6.50	100	2014	2014	3	95	1,853	
6	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2014	2014	3	78	15,725	

LAND DESCRIPTION

TOTAL OB/XF 18,538

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.09	AC		1.00	1.00	1.00	35,000.00	35,000.00	73,150							

REVIEW DATE 12/02/2019 BY KBA Total Acres: 2.09 Total Land Value: 73,150 Market: 0 Agricultural: 0 Common: 73,150 PRINTED 08/02/2023 BY SYS