

IN OR 471/425 & OR 2590/1901
R235911
EX R/W OR 611/1165

HULS JAMES EST/HULS CHARLES ET AL
PO BOX 1272
HILLIARD, FL 32046

2023

19-4N-25-0000-0002-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
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 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	744	12,912
UOP	40	25	10	174
TOTALS	784		754	13,086

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0940	SHEDS/PORT	0	0	20	10	
2	0681	POLE SHED	0	0	20	12	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000102	C	SFR/MH	0	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	754	89.0000	57.85	43,619	1972	1972	0	0	0	70.00	30.00
1 M/H 93- - 0% - 0												
Heated Area: 744 HX Base Yr												
12 62 12 47 15 8 5 UOP 1993 5 8												
BAS 1993												

48454 HADDOCK RD, HILLIARD										BLD DATE		LGL DATE		05/19/2023	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				65,959	
TOTAL MARKET OB/XF VALUE				1,248	
TOTAL LAND VALUE - MARKET				148,000	
TOTAL MARKET VALUE				215,207	
SOH/AGL Deduction				45,122	
ASSESSED VALUE				170,085	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				170,085	
TOTAL JUST VALUE				215,207	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				229,852	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009095	GARAGE	114,720	01/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2590/1901	9/12/2022	QC	U	I	11		100
GRANTOR: BENNETT TONI S F/K/A							
GRANTEE: HULS BRIAN							
2006/0451	9/25/2015	FJ	U	I	11		0
GRANTOR: HULS GLEN DARRELL EST							
GRANTEE: HULS JAMES ET AL							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W62 S12 E15 UOP=[YR=1993] S5 E8 N5 W8\$ E47 N12\$.									

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