PT OF NE1/4 OF NW1/4 &
PT OF NW1/4 OF NE1/4
IN OR 384 PG 33 2000 SWEET SW

LOYD HARDY LEE
48321 HADDOCK ROAD
HILLIARD, FL 32046

2023

19-4N-25-0000-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

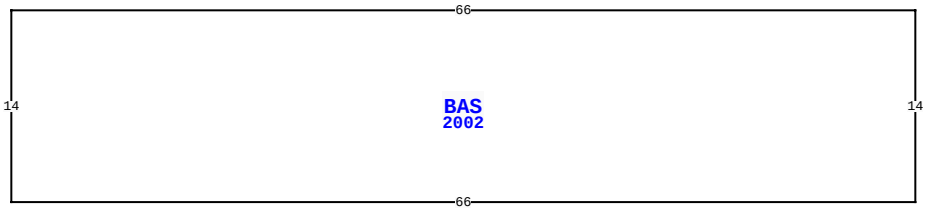
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED 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	924	100	924	41,185
TOTALS	924		924	41,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	132.6600	92.86	85,803	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 924 HX Base Yr



48340 HADDOCK RD, OUTSIDE COUNTY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	41,185
TOTAL MARKET OB/XF VALUE	768
TOTAL LAND VALUE - MARKET	138,360
TOTAL MARKET VALUE	79,756
SOH/AGL Deduction	21,692
ASSESSED VALUE	58,064
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,064
TOTAL JUST VALUE	180,313
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013411	MH MOVE-ON	0	02/01/2001
6036	XFOB	1,224	10/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0384/0033	4/01/1983	WD	Q	V		17,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W66 S14 E66 N14 $.

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
4	1242	WD DECK A	0	0	12	10	120.00	SF	10.00	10.00	100	2001	2001	3	20	240	
5	1242	WD DECK A	0	0	22	12	264.00	SF	10.00	10.00	100	2001	2001	3	20	528	

LAND DESCRIPTION

TOTAL OB/XF 768

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	005000	C	RURAL HOME	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	4.46	AC		1.00	1.00	1.00	550.00	550.00	2,453							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	175.00	175.00	350							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	6.46	AC		1.00	1.00	1.00	16,000.00	16,000.00	103,360							

REVIEW DATE 08/03/2020 BY KBA Total Acres: 7.46 Total Land Value: 37,803 Market: 103,360 Agricultural: 2,803 Common: 35,000 PRINTED 08/02/2023 BY SYS