PT OF SEC 18-4N-25E &
PT OF SEC 19-4N-25E
IN OR 2360/1566

FLETCHER SEAN RYAN/POWERS SAMANTHA
48088 HADDOCK RD
HILLIARD, FL 32046

2023

19-4N-25-0000-0002-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

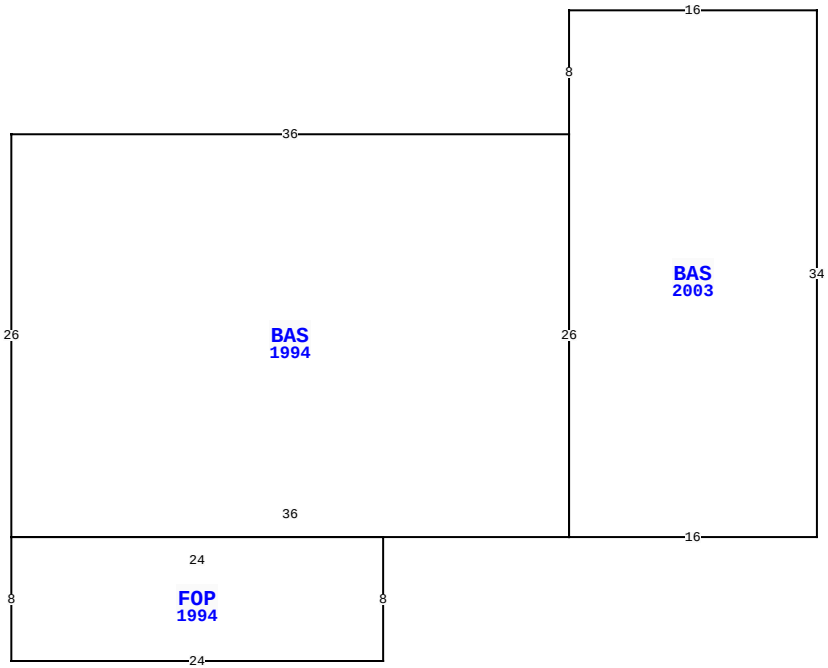
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	121,407
BAS	544	100	544	70,562
FOP	192	30	58	7,523
TOTALS	1,672		1,538	199,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,538	112.6080	133.72	205,661	1974	2015	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2021 Heated Area: 1480 HX Base Yr 2021



48088 HADDOCK RD, 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		199,491
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,700
TOTAL MARKET VALUE		235,191
SOH/AGL Deduction		41,886
ASSESSED VALUE		193,305
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,305
TOTAL JUST VALUE		235,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2360/1566	5/04/2020	WD	Q	I	01	190,000

GRANTOR: JACKSON FREDDIE L JR

GRANTEE: FLETCHER SEAN RYAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16 S8 BAS=[YR=1994] W36 S26 FOP=[YR=1994] S8 E24N8 W24$ E36 N26$ S26 E16 N34$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	100			0.00	0.00	1.02	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,700							

REVIEW DATE 04/28/2021 BY KBA Total Acres: 1.02 Total Land Value: 35,700 Market: 0 Agricultural: 0 Common: 35,700 PRINTED 08/02/2023 BY SYS