



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 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. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,740	100	1,740	144,791
DCK	216	10	22	1,831
FOP	28	30	8	666
FOP	196	30	59	4,910
SFB	168	80	134	11,151

TOTALS	2,348		1,963	163,348
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	18	18	324.00	SF	15.00	15.00	100	1975
2	0940	SHEDS/PORT	0 100	12	16	192.00	SF	20.10	20.10	100	1975
3	0681	POLE SHED	0 100	6	16	96.00	SF	15.00	15.00	100	1975
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1992

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.97	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,963	107.2120	96.76	189,940	1992	1993	0	0	0 14.00	86.00
1 SINGLE FAM - 100% - 1973 Heated Area: 1874 HX Base Yr 1973											

48609 HADDOCK RD, HILLIARD				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	
				INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		163,348	
TOTAL MARKET OB/XF VALUE		4,622	
TOTAL LAND VALUE - MARKET		68,950	
TOTAL MARKET VALUE		236,920	
SOH/AGL Deduction		116,229	
ASSESSED VALUE		120,691	
TOTAL EXEMPTION VALUE		HX HB WX SX 105,000	
BASE TAXABLE VALUE		15,691	
TOTAL JUST VALUE		236,920	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		206,216	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8024	NEW CONSTR	75,376	04/22/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1480/1444	2/23/2007	QC U	I	01		100	
GRANTOR: WADE BOBBY R & JOURNEY							
GRANTEE: WADE JOURNEY F							
0123/0514	5/01/1972	WD Q	I			13,000	
GRANTOR: PATE CHARLES WARNER &							
GRANTEE: WADE BOBBY R & JURN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W26 SFB=[YR=2006] W24 FOP=[YR=1993] W4 DCK=[YR=1993] W9 S24 E9 N24\$ S7 E4 N7\$ S7 E24 N7\$ S7 W28 S26 FOP=[YR=1993] S7 E28 N7 W28\$ E28 S5 E14 S2 E12 N40\$.											