



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	912	100	912	65,650
FSP	96	40	38	2,735
FSP	168	40	67	4,823
TOTALS	1,176		1,017	73,208

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0940	SHEDS/PORT	0 100	10	16	160.00	SF	30.00	30.00	100	1992
4	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	35.00	100	1985

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		OR	0.00	0.00	1.67	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,017	106.0000	95.66	97,286	1952	1952	0	0	24.75	75.25
1 SINGLE FAM - 100% - 0											
Heated Area: 912											
HX Base Yr											
48980 HADDOCK RD, HILLIARD											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/29/2017
INC DATE		AG DATE	MF

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		73,208	
TOTAL MARKET OB/XF VALUE		3,760	
TOTAL LAND VALUE - MARKET		58,450	
TOTAL MARKET VALUE		135,418	
SOH/AGL Deduction		100,436	
ASSESSED VALUE		34,982	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		9,982	
TOTAL JUST VALUE		135,418	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		120,708	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2195/0869	12/06/2017	QC	U	I	11	100	
GRANTOR: DAVIS DELORES T							
GRANTEE: DAVIS DELORES T & D							
2195/0867	12/06/2017	QC	U	I	11	100	
GRANTOR: DAVIS DELORES T							
GRANTEE: DAVIS DELORES T							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W12 FSP=[YR=1993] W12 S8 E12 N8\$ S8 W12 S34 E2 FSP=[YR=1993] S8 E21 N8 W21\$ E22 N42\$.											