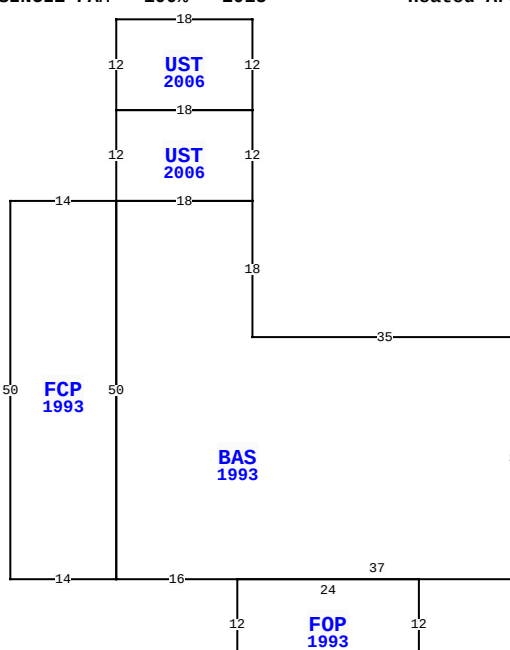


OAKES JASON A & PHYLLIS A
48300 HADDOCK DRIVE
HILLIARD, FL 32046

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND									
Exterior Wall	19	COMMON BRK 90								0100	01	2,475	116.2560	104.92	259,677	1964	1972	0	0	0	33.48	66.52								
Exterior Wall	05	AVERAGE 10								1 SINGLE FAM - 100% - 2015										Heated Area: 2020 HX Base Yr 2015										
Roof Structure	03	GABLE/HIP 100																												
Roof Cover	12	MODULAR MT 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floor	14	CARPET 60																												
Interior Floor	13	LVT/LAMNT 40																												
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																												
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	2,020	100	2,020	140,981																										
FCP	700	25	175	12,214																										
FOP	288	30	86	6,002																										
UST	216	45	97	6,770																										
UST	216	45	97	6,770																										
TOTALS		3,440		2,475	172,737																									
EXTRA FEATURES										48300 HADDOCK DR, HILLIARD																				
L N	OBJ/CF 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														
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715															
2	9001	CONTANR 40	0 100	0	0	1.00	UT	1,400.00	1,400.00	0	1990	1990	3	100	1,400															
3	0811	CONCRETE B	0 100	36	20	720.00	SF	5.20	5.20	100	1988	1988	3	57	2,134															
LAND DESCRIPTION										TOTAL OB/XF 5,249																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH 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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000													
2	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	7.26	AC		1.00	1.00	1.00	16,000.00	16,000.00	116,160													
REVIEW DATE 12/02/2019 BY KBA Total Acres: 8.26 Total Land Value: 151,160 Market: 0 Agricultural: 0 Common: 151,160 PRINTED 08/02/2023 BY SYS																														