OR 242/28
IN OR 2437/203
PARCELS 6 & 7

DAVIS KATHERINE ANN BULFORD
481209 HADDOCK RD
HILLIARD, FL 32046

2023

20-4N-25-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

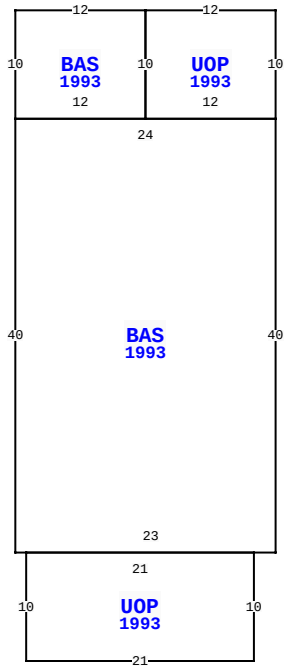
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	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	120	100	120	5,282
BAS	960	100	960	42,254
UOP	120	20	24	1,056
UOP	210	20	42	1,848
TOTALS	1,410		1,146	50,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,146	91.1600	82.27	94,281	1944	1944	0	0	0	46.50	53.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1080 HX Base Yr 2022



481209 HADDOCK RD, HILLIARD

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		50,440
TOTAL MARKET OB/XF VALUE		1,022
TOTAL LAND VALUE - MARKET		197,470
TOTAL MARKET VALUE		248,932
SOH/AGL Deduction		18,674
ASSESSED VALUE		230,258
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		175,258
TOTAL JUST VALUE		248,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E96-2457	NEW CONSTR	0	02/01/1996
94760	XFOB	4,080	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2437/0203	2/10/2021	WD	Q	I	01	150,000
GRANTOR: LEE TYRA & MARLA SUMM						
GRANTEE: DAVIS KATHERINE ANN						
2429/0169	1/28/2021	FJ	U	I	11	100
GRANTOR: HADDOCK MARY CAROL						
GRANTEE: SUMMERVILLE LARRY						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W12 BAS=[YR=1993] W12 S10 BAS=[YR=1993] S40 E1 UOP=[YR=1993] S10 E21 N10 W21$ E23 N40 W24$ E12 N10$ S10 E12 N10$.

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
5	0940	SHEDS/PORT	0	100	12	20	240.00	SF	21.30	21.30	100	1996	1996	3	20	1,022	

LAND DESCRIPTION

TOTAL OB/XF 1,022

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.93	AC		1.00	1.00	1.00	35,000.00	35,000.00	67,550							
2	000115	C	SFR ACRES	100		OR	0.00	0.00	8.12	AC		1.00	1.00	1.00	16,000.00	16,000.00	129,920							

REVIEW DATE 08/03/2020 BY KBA Total Acres: 10.05 Total Land Value: 197,470 Market: 0 Agricultural: 0 Common: 197,470 PRINTED 08/02/2023 BY SYS