



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	2	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 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	59,244
DCK	252	10	25	1,763
FEP	144	80	115	8,111
FST	140	55	77	5,431
UOP	70	20	14	987

TOTALS	1,446		1,071	75,536
--------	-------	--	-------	--------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0940	SHEDS/PORT	0	0	22	8			176.00	SF	13.20
3	0350	CARPORT WD	0	0	22	22			484.00	SF	8.58

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	0	0007	OR	0.00	0.00	3.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,071	102.8200	92.80	99,389	1955	1955	0	0	24.00	76.00
1 SINGLE FAM - 0% - 0											
Heated Area: 840 HX Base Yr											
38417 LEON HADDOCK RD, HILLIARD											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/16/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		75,536	
TOTAL MARKET OB/XF VALUE		1,360	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		151,896	
SOH/AGL Deduction		40,044	
ASSESSED VALUE		111,852	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		111,852	
TOTAL JUST VALUE		151,896	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		115,043	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1892/0080	11/27/2013	WD U	I	I	11	100	
GRANTOR: HADDOCK LARRY L TRUST							
GRANTEE: HADDOCK JEFF RAY &							
1122/0304	3/17/2003	WD U	I	I	01	100	
GRANTOR: HADDOCK LEON & ALICE							
GRANTEE: HADDOCK HERBERT & A							

BUILDING NOTES											

BUILDING DIMENSIONS											
DCK=[YR=2002] W14 S1 UOP=[YR=2002] W7 BAS=[YR=1993] N10 W42 S2 FEP=[YR=2002] W8 S18 E8 N18 \$ S18 E29 FST=[YR=2002] S7 E20 N7 W20 \$ E13 N10 \$ S10 E7 N10 \$ S17 E14 N18 \$.											

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	0	0007	OR	0.00	0.00	3.00	AC	