IN OR 1892/81
EX 16-1

HADDOCK LARRY L
38377 LEON HADDOCK RD
HILLIARD, FL 32046

2023

32-4N-24-0000-0016-0000

BUILDING CHARACTERISTICS

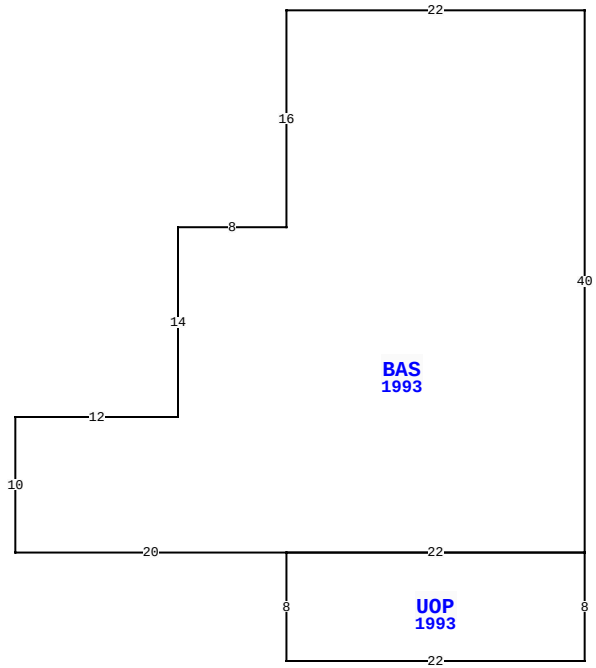
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5600	TIMBERLAND 70-79
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,192	100	1,192	44,474
UOP	176	20	35	1,306
TOTALS	1,368		1,227	45,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,227	82.6800	74.62	91,559	1930	1930	0	0	0	50.00	50.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1192 HX Base Yr 2014



38377 LEON HADDOCK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		45,780
TOTAL MARKET OB/XF VALUE		958
TOTAL LAND VALUE - MARKET		436,000
TOTAL MARKET VALUE		87,658
SOH/AGL Deduction		38,711
ASSESSED VALUE		48,947
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,947
TOTAL JUST VALUE		482,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1892/0081	11/27/2013	WD	U	I	11	100
GRANTOR: HADDOCK LARRY L TRUST						
GRANTEE: HADDOCK LARRY L						
1144/1079	6/11/2003	WD	U	I	18	100
GRANTOR: HADDOCK HERBERT & ALI						
GRANTEE: HADDOCK HERBERT L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S16 W8 S14 W12 S10 E20 UOP=[YR=1993] S8 E22 N8W22$ E22 N40$.

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
1	0681	POLE SHED	0	100	38	21	798.00	SF	6.00	6.00	100	1930	1930	3	20	958	

LAND DESCRIPTION

TOTAL OB/XF 958

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	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006005	A	PAST/GRAZE	0			0.00	0.00	6.00	AC		1.00	1.00	1.00	440.00	440.00	2,640							
3	005901	A	HARDWOOD SI	0			0.00	0.00	6.00	AC		1.00	1.00	1.00	225.00	225.00	1,350							
4	005601	A	TIMB2-3 SI	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	350.00	350.00	3,150							
5	005501	A	TIMB2-2 SI	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	540.00	540.00	3,780							
6	009910	M	MKT.VAL.AG	0	0007		0.00	0.00	29.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	406,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 29.00 Total Land Value: 40,920 Market: 406,000 Agricultural: 10,920 Common: 30,000 PRINTED 08/02/2023 BY SYS