

PT OF LOTS 63 & 64 (S-3 & S-5)
IN OR 1463/1653
CORNWALL SURVEY PB 0/31

HADDEN JOHN CARLOS & MELANIE L
171133 ANDREWS RD
HILLIARD, FL 32046

2023

35-4N-23-2020-0063-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

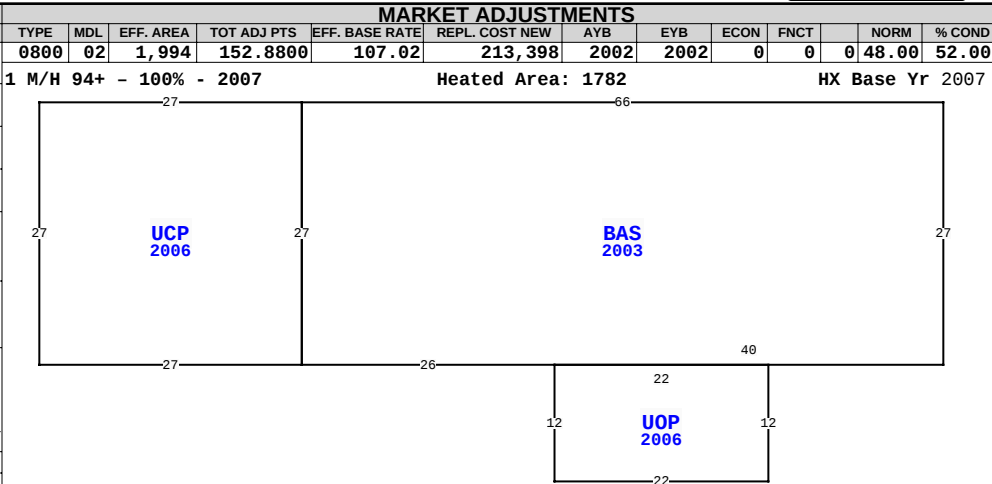
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	99,169
UCP	729	20	146	8,125
UOP	264	25	66	3,673

TOTALS	2,775	1,994	110,967
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
4	0811	CONCRETE B	0	100	0	0	531.00	SF	5.20	5.20	
5	0940	SHEDS/PORT	0	100	20	12	240.00	SF	19.50	19.50	
6	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	
7	0351	CARPORT MT	0	100	42	24	1,008.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006		0.00	0.00	3.80	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	MLU

L N	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
4	0811	CONCRETE B	0	100	0	0	531.00	SF	5.20	5.20	100	2003	2003	3	84	2,319	
5	0940	SHEDS/PORT	0	100	20	12	240.00	SF	19.50	19.50	100	2003	2003	3	22	1,030	
6	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2003	2003	3	22	1,056	
7	0351	CARPORT MT	0	100	42	24	1,008.00	SF	10.00	10.00	100	2006	2006	3	31	3,125	

TOTAL OB/XF											
7,530											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		110,967	
TOTAL MARKET OB/XF VALUE		7,530	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		213,497	
SOH/AGL Deduction		121,623	
ASSESSED VALUE		91,874	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		41,874	
TOTAL JUST VALUE		213,497	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		152,755	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19245	ADDITION	5,460	12/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1463/1653	12/06/2006	WD	Q	I		148,000	
GRANTOR: ADAMS EDWARD S & GLOR							
GRANTEE: HADDEN JOHN CARLOS							
1053/1626	5/03/2002	WD	Q	I		28,000	
GRANTOR: TRUE BUILT CONSTRUCTI							
GRANTEE: ADAMS EDWARD & GLOR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W66UCP=[YR=2006] W27S27E27 N27\$ S27 E26											
UOP=[YR=2006] S12 E22 N12 W22\$ E40 N27\$.											