

PT ZACHARIAH HADDOCK GRANT
SEC 48-4N-25E IN OR 351/358,
OR 743/1563 & OR 1948/847

GREENE DAVID R & LINDA J
48182 BOW HUNTER LANE
HILLIARD, FL 32046

2023

48-4N-25-0000-0001-0080



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																										
Exterior Wall	20	FACE BRICK 100	0100	01	2,480	110.0000	99.28	246,214	1995	2000	0	0	0	16.50	83.50	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1983													Heated Area: 1948													HX Base Yr 1983												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 70																																							
Interior Floo	08	SHT VINYL 30																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	2	100																																							
Bathrooms	2.5	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			5501	TIMBER 2-2 SI 80-89																																					
MAP NUM													MKT AREA										05																		
NEIGHBORHOOD/LOC			5001.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,948	100	1,948	161,486																																					
FGR	540	55	297	24,621																																					
FOP	416	30	125	10,362																																					
FST	200	55	110	9,119																																					
TOTALS			3,104	2,480	205,589																																				
EXTRA FEATURES					48182 BOW HUNTER LN, HILLIARD																																				
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																									
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	1995	1995	3	79	2,765																										
5	0351	CARPORT MT	0	100	25	18	450.00	SF	4.00	100	1999	1999	3	20	360																										
6	0350	CARPORT WD	0	100	24	22	528.00	SF	13.00	100	1999	1999	3	20	1,373																										
7	0810	CONCRETE A	0	100	25	20	500.00	SF	6.50	100	2004	2004	3	86	2,795																										
LAND DESCRIPTION			TOTAL OB/XF 7,293																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																								
2	005010	A	SVCE ACRGE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500																								
3	005501	A	TIMB2-2 SI	0			0.00	0.00	7.08	AC		1.00	1.00	1.00	540.00	540.00	3,823																								
4	009910	M	MKT. VAL. AG	0			0.00	0.00	8.08	AC		1.00	1.00	1.00	10,000.00	10,000.00	80,800																								
REVIEW DATE 11/22/2022 BY KBA Total Acres: 9.08 Total Land Value: 39,323 Market: 80,800 Agricultural: 4,323 Common: 35,000 PRINTED 08/02/2023 BY SYS																																									