PT ZACH HADDOCK GRANT
SEC 48-4N-25E IN OR 2042/776
(EX UTIL ESMT IN OR 1030/1366)

SCHAAK CLIFFORD
49085 CANYON CREEK RD
HILLIARD, FL 32046

2023

48-4N-25-0000-0001-0240

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

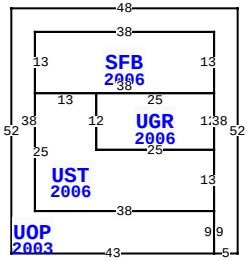
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

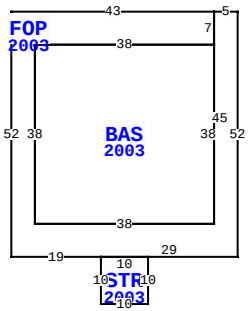
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100	1,444	140,371
FOP	1,052	30	316	30,718
FOP	1,052	30	316	30,718
FUS	1,444	100	1,444	140,371
SFB	494	80	395	38,398
STR	100	10	10	972
UGR	300	45	135	13,123
UOP	1,052	20	210	20,414
UST	650	45	292	28,385
TOTALS	7,588		4,562	443,470

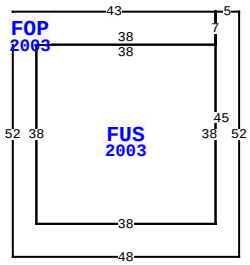
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,562	89.4615	106.24	484,667	2003	2004	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2017 Heated Area: 3283 HX Base Yr 2017







49085 CANYON CREEK RD, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		443,470
TOTAL MARKET OB/XF VALUE		34,656
TOTAL LAND VALUE - MARKET		154,080
TOTAL MARKET VALUE		632,206
SOH/AGL Deduction		298,174
ASSESSED VALUE		334,032
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		284,032
TOTAL JUST VALUE		632,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M6002	H/AC	0	12/01/2002
P6290	NEW CONSTR	0	12/01/2002
E8998	NEW CONSTR	0	01/01/2002
3732	REPAIR/RRF	3,500	12/01/2001
9057	NEW CONSTR	211,648	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2042/0776	4/22/2016	SW	U	I	12	170,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: SCHAAK CLIFFORD						
2000/0263	8/25/2015	SW	U	I	12	100
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W38 S38 E38 N38 $ FOP=[YR=2003] N7 W43 S52 E19 STR=[YR=2003] S10 E10 N10W10$ E29 N52 W5 S45 W38 N38E38 $ PTR= E58 FUS=[YR=2003] W38 S38E38 N38 $ FOP=[YR=2003] N7 W43 S52 E48 N52 W5 S45 W38 N38 E38 $ W58 $ PTR= N40 UST=[YR=2006] N13 UGR=[YR=2006] N12 SFB=[YR=2006] N13 W38 S13 E38 $ W25 S12 E25 $ W25 N12 W13 S25 E38 $ UOP=[YR=2003] N38W38 S38 E38 S9 W43 N52 E48 S52W5 N9 $ S40 $.

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
4	0940	SHEDS/PORT	0	100	17	10	170.00	SF	30.00	30.00	100	2002	2002	3	21	1,071	
5	0681	POLE SHED	0	100	17	8	136.00	SF	15.00	15.00	100	2002	2002	3	32	653	
6	0681	POLE SHED	0	100	17	8	136.00	SF	15.00	15.00	100	2002	2002	3	32	653	
7	0681	POLE SHED	0	100	10	3	30.00	SF	15.00	15.00	100	2002	2002	3	32	144	
8	0812	CONCRETE C	0	100	0	0	3,404.00	SF	4.00	4.00	100	2008	2008	3	90	12,254	
9	0304	DOCK MD WD	0	100	0	0	888.00	SF	28.00	28.00	100	2008	2008	3	56	13,924	
10	0415	BEACHWALK	0	100	518	5	2,590.00	SF	5.75	5.75	100	2008	2008	3	40	5,957	

LAND DESCRIPTION

TOTAL OB/XF 34,656

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	000132	C	SFR RIVER	100	0005	OR	0.00	0.00	4.28	AC		1.00	1.00	2.00	18,000.00	36,000.00	154,080							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 4.28 Total Land Value: 154,080 Market: 0 Agricultural: 0 Common: 154,080 PRINTED 08/02/2023 BY SYS