

BLK 2 LOTS 1,4 & N1/2 OF R/W
LYING S THEREOF ABND BY
RES #2002-134

RUIS JOHN L & DOROTHY M
4967 BAILEY HADDOCK LANE
HILLIARD, FL 32046

2023

49-4N-25-4260-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
---------	--	----------	----

NEIGHBORHOOD/LOC	5003.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	276	15	41	5,165
BAS	1,168	100	1,168	147,141
FEP	276	80	221	27,841
FGR	529	55	291	36,659
FUS	768	100	768	96,750
UOP	55	20	11	1,386

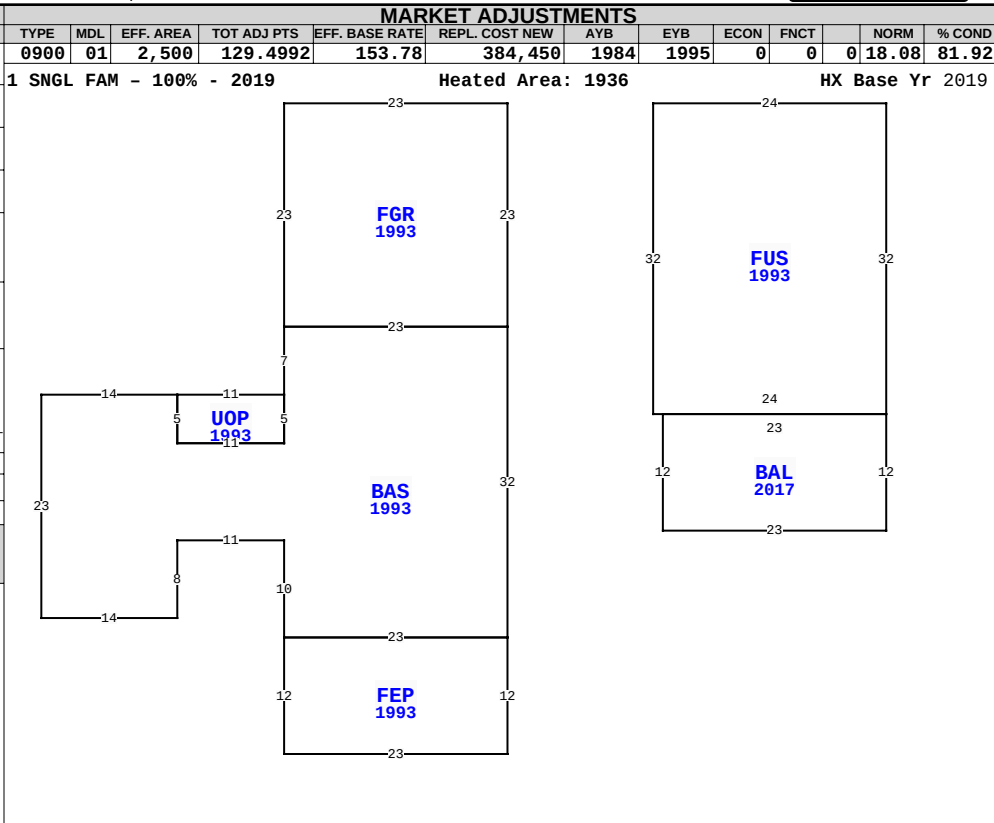
TOTALS	3,072		2,500	314,941
--------	-------	--	-------	---------

EXTRA FEATURES	
----------------	--

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	58	1,160	
3	0812	CONCRETE C	0 100	0	0	1,615.00	SF	4.00	4.00	100	1984	1984	3	47	3,036	
4	0940	SHEDS/PORT	0 100	20	10	200.00	SF	19.50	19.50	100	1974	1974	3	20	780	
5	0300	BOAT DCK W	0 100	32	16	512.00	SF	40.00	40.00	100	1990	1990	3	20	4,096	
6	0351	CARPORT MT	0 100	20	20	400.00	SF	5.90	5.90	100	1988	1988	3	20	472	
7	0351	CARPORT MT	0 100	30	26	780.00	SF	10.00	10.00	100	1988	1988	3	20	1,560	
8	0303	FLT DOCK W	0 100	11	11	121.00	SF	26.00	26.00	100	1990	1990	3	20	629	
9	0311	WD GANG WY	0 100	0	0	14.00	SF	45.00	45.00	100	1990	1990	3	20	126	

LAND DESCRIPTION	
------------------	--

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							



4967 BAILEY HADDOCK LN, HILLIARD	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	58	1,160	
3	0812	CONCRETE C	0 100	0	0	1,615.00	SF	4.00	4.00	100	1984	1984	3	47	3,036	
4	0940	SHEDS/PORT	0 100	20	10	200.00	SF	19.50	19.50	100	1974	1974	3	20	780	
5	0300	BOAT DCK W	0 100	32	16	512.00	SF	40.00	40.00	100	1990	1990	3	20	4,096	
6	0351	CARPORT MT	0 100	20	20	400.00	SF	5.90	5.90	100	1988	1988	3	20	472	
7	0351	CARPORT MT	0 100	30	26	780.00	SF	10.00	10.00	100	1988	1988	3	20	1,560	
8	0303	FLT DOCK W	0 100	11	11	121.00	SF	26.00	26.00	100	1990	1990	3	20	629	
9	0311	WD GANG WY	0 100	0	0	14.00	SF	45.00	45.00	100	1990	1990	3	20	126	

TOTAL OB/XF	11,859
-------------	--------

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4
VALUATION SUMMARY												

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	329,934
TOTAL MARKET OB/XF VALUE	11,859
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	441,793
SOH/AGL Deduction	169,897
ASSESSED VALUE	271,896
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	221,896
TOTAL JUST VALUE	441,793
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	363,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000981	GARAGE	28,980	01/28/2021
R1615163	REPAIR/RRF	8,960	07/01/2016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000981	GARAGE	28,980	01/28/2021
R1615163	REPAIR/RRF	8,960	07/01/2016

BUILDING NOTES
BUILDING DIMENSIONS
FGR=[YR=1993] W23 S23 BAS=[YR=1993] S7 UOP=[YR=1993] W11 S5 E11 N5 \$ S5 W11 N5 W14 S23 E14 N8 E11 S10 FEP=[YR=1993] S12 E23 N12 W23 \$ E23 N32 W23 \$ E23 N23 \$ PTR= E15 FUS=[YR=1993] E24 S32 BAL=[YR=2017] S12 W23 N12 E23\$ W24 N32 \$ W15\$.

RUIS JOHN L & DOROTHY M
4967 BAILEY HADDOCK LANE
HILLIARD, FL 32046

49-4N-25-4260-0002-0010

[illegible]