BLK 5 LOT 1 & S1/2 OF R/W
LYING N THEREOF ABND BY
RES #2002-134

JITTERBUG
4937 BAILEY HADDOCK LANE
HILLIARD, FL 32046

2023

49-4N-25-4260-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

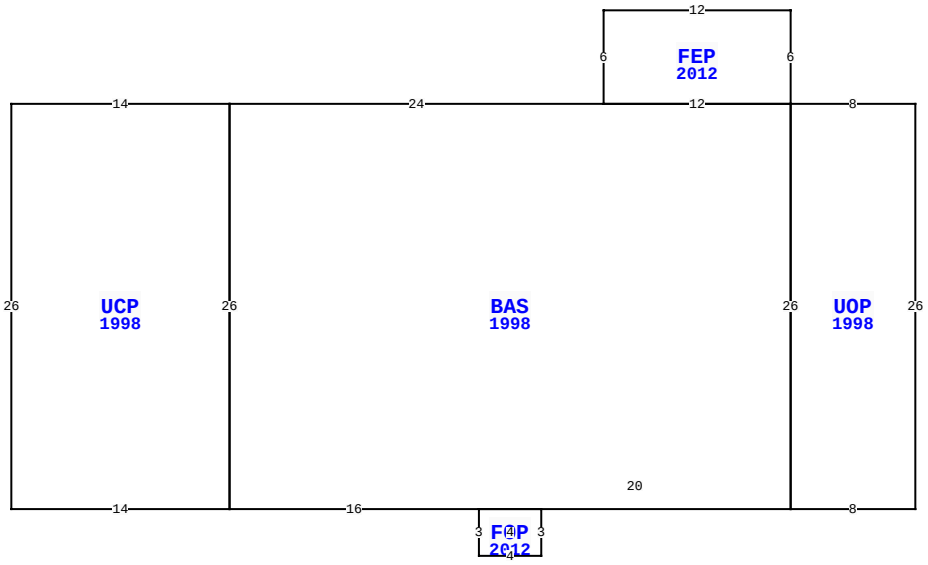
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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
BAS	936	100	936	104,637
FEP	72	80	58	6,483
FOP	12	30	4	447
UCP	364	20	73	8,160
UOP	208	20	42	4,696
TOTALS	1,592		1,113	124,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,113	129.7016	117.06	130,288	1960	2012	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2019 Heated Area: 936 HX Base Yr 2019



4937 BAILEY HADDOCK LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		124,425
TOTAL MARKET OB/XF VALUE		2,037
TOTAL LAND VALUE - MARKET		28,175
TOTAL MARKET VALUE		154,637
SOH/AGL Deduction		59,619
ASSESSED VALUE		95,018
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		45,018
TOTAL JUST VALUE		154,637
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615162	REPAIR/RRF	4,680	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	4/10/2018	CN	Q	I	01	135,500
GRANTOR: BIGELOW KAYLEIGH						
GRANTEE: JITTERBUG						
2133/0299	6/02/2017	WD	Q	I	01	130,000
GRANTOR: HILL JONATHAN H JR						
GRANTEE: BIGELOW KAYLEIGH						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1998] W8 FEP=[YR=2012] N6 W12 S6 BAS=[YR=1998] W24 UCP=[YR=1998] W14 S26 E14 N26 $ S26 E16 FOP=[YR=2012] S3 E4 N3 W4$ E20 N26 W12 $ E12 $ S26 E8 N26 $.

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	0811	CONCRETE B	0	100	0	0	553.00	SF	5.20	5.20	100	1970	1970	3	22	633	
2	0940	SHEDS/PORT	0	100	30	12	360.00	SF	19.50	19.50	100	1997	1997	3	20	1,404	

LAND DESCRIPTION

TOTAL OB/XF 2,037

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	000100	C	SFR	100	0005		0.00	0.00	0.46	AC		1.00	1.00	1.75	35,000.00	61,250.00	28,175							

REVIEW DATE 05/24/2023 BY KWA Total Acres: 0.46 Total Land Value: 28,175 Market: 0 Agricultural: 0 Common: 28,175 PRINTED 08/02/2023 BY SYS