PT OF SW1/4 OF NE1/4 OF
SEC 18-4N-25E IN OR 2613/794

**HADDOCK BRANDON**
376721 KINGS FERRY RD
HILLIARD, FL 32046

**2024**

**18-4N-25-0000-0002-0220**

## 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 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |

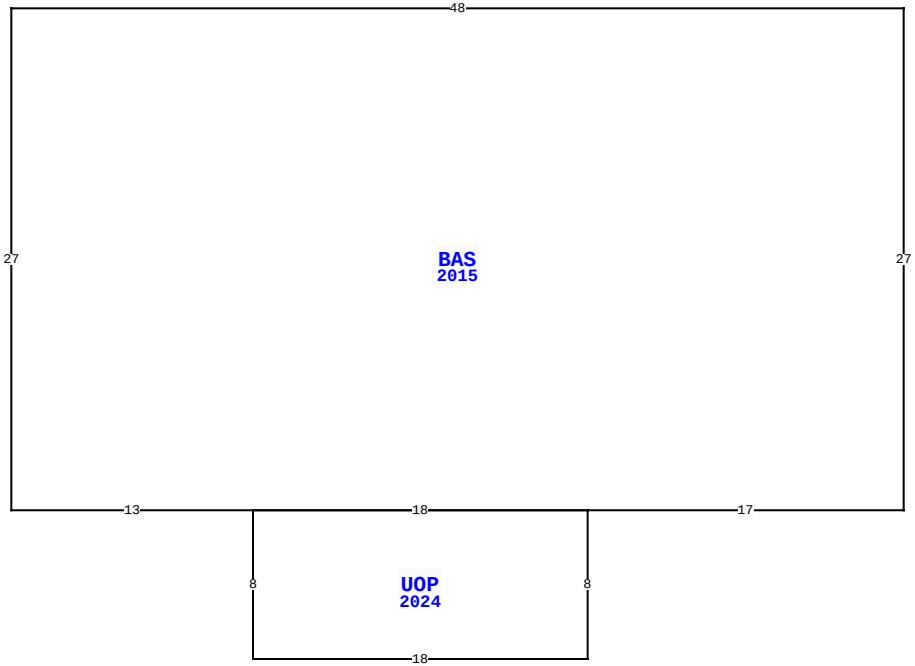
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,296 | 100 | 1,296 | 125,021 |
| UOP | 144 | 25 | 36 | 3,473 |
| TOTALS | 1,440 | | 1,332 | 128,494 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,332 | 151.3200 | 113.49 | 151,169 | 2016 | 2016 | 0 | 0 | 0 | 15.00 | 85.00 |

1 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr




376721 KINGS FERRY RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 01/01/2019 KB |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 128,494 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 70,000 |
| TOTAL MARKET VALUE | 198,494 |
| SOH/AGL Deduction | 24,135 |
| ASSESSED VALUE | 174,359 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 174,359 |
| TOTAL JUST VALUE | 198,494 |
| NCON VALUE | 3,473 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 193,545 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2613/0794 | 7/05/2022 | QC | U | I | 11 | 100 |
| GRANTOR: HADDOCK NAOMI C | | | | | | |
| GRANTEE: HADDOCK BRANDON | | | | | | |
| 2171/0002 | 11/22/2017 | WD | U | I | 37 | 93,000 |
| GRANTOR: HADDOCK CARL LYNN | | | | | | |
| GRANTEE: HADDOCK BRANDON & N | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W48 S27 E13 E18 E17 N27 $
UOP=[YR=2024;ORIG=-35,27] E18 S8 W18 N8 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000115 | C | SFR ACRES | 0 | | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 70,000 | | | | | | | |

REVIEW DATE 04/02/2024 BY TWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS