NE 1/4 OF SE 1/4
IN OR 1586/74

HADDOCK AID T JR LVG TRUST
C/O SANDRA FAYE DRURY, 48907 HADDOCK DR
HILLIARD, FL 32046

2024

18-4N-25-0000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

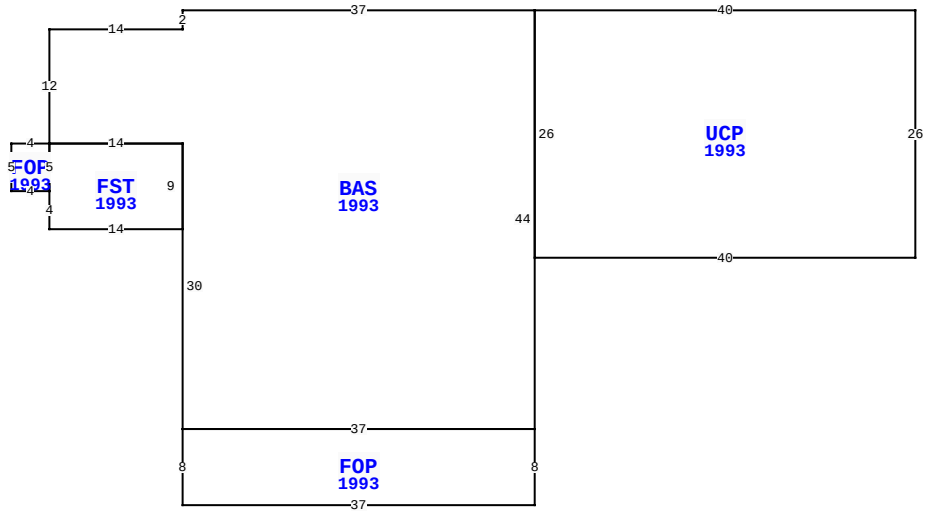
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,796	100	1,796	150,749
FOP	20	30	6	503
FOP	296	30	89	7,471
FST	126	55	69	5,792
UCP	1,040	20	208	17,459
TOTALS	3,278		2,168	181,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,168	111.1320	105.58	228,897	1949	1970	0	0	0	20.50	79.50

1 SINGLE FAM – 100% - 0 Heated Area: 1796 HX Base Yr



48907 HADDOCK DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		181,973
TOTAL MARKET OB/XF VALUE		19,993
TOTAL LAND VALUE - MARKET		303,800
TOTAL MARKET VALUE		243,674
SOH/AGL Deduction		136,973
ASSESSED VALUE		106,701
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		51,701
TOTAL JUST VALUE		505,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4376	ADDITION	33,204	09/18/1987
4526	REMODEL	0	09/18/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1586/0074	9/22/2008	WD	U	I	01	100
GRANTOR: HADDOCK AID TURNER JR						
GRANTEE: HADDOCK AID T JR TR						
0627/0056	5/24/1991	WD	U	I	07	100
GRANTOR: HADDOCK AID T JR & P						
GRANTEE: HADDOCK AID T JR &						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W40 BAS=[YR=1993] W37 S2 W14 S12 FOP=[YR=1993] W4 S5 E4 FST=[YR=1993] S4 E14 N9 W14 S5$ N5$ E14 S30 FOP=[YR=1993] S8 E37 N8 W37$ E37 N44 $ S26 E40 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	0940	SHEDS/PORT	0	100	10	23	230.00	SF	15.00	15.00	100	1980	1980	3	20	690	
2	0201	BARN WD 10	0	100	40	50	2,000.00	SF	5.10	5.10	100	1970	1970	3	20	2,040	
3	0810	CONCRETE A	0	100	14	6	84.00	SF	6.50	6.50	100	1987	1987	3	52	284	
4	0810	CONCRETE A	0	100	14	6	84.00	SF	6.50	6.50	100	1987	1987	3	52	284	
5	0810	CONCRETE A	0	100	22	6	132.00	SF	6.50	6.50	100	1987	1987	3	52	446	
6	0681	POLE SHED	0	100	50	54	2,700.00	SF	15.00	15.00	100	1990	1990	3	20	8,100	
7	0473	VF 3 RAIL	0	100	0	0	1,448.00	LF	7.50	7.50	100	2000	2000	3	52	5,647	
8	0350	CARPORT WD	0	100	20	20	400.00	SF	13.00	13.00	100	2000	2000	3	20	1,040	
9	0681	POLE SHED	0	100	15	20	300.00	SF	15.00	15.00	100	2000	2000	3	28	1,260	
10	0462	ST/AL FNC	0	100	0	0	72.00	SF	10.00	10.00	100	2000	2000	3	28	202	

LAND DESCRIPTION

TOTAL OB/XF 19,993

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	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	006000	A	PAST1/HAY	0		OR	0.00	0.00	17.00	AC		1.00	1.00	1.00	370.00	370.00	6,290							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.20	AC		1.00	1.00	1.00	190.00	190.00	418							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	19.20	AC		1.00	1.00	1.00	14,000.00	14,000.00	268,800							

REVIEW DATE 08/03/2020 BY KBA Total Acres: 20.20 Total Land Value: 41,708 Market: 268,800 Agricultural: 6,708 Common: 35,000 PRINTED 08/06/2024 BY SYS