

PT OF NE1/4 OF SE1/4
IN OR 1797/1346
ESMT OR 1804/953

WATKINS ANTHONY EDWARD
48711 HADDOCK DR
HILLIARD, FL 32046

2024

18-4N-25-0000-0008-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

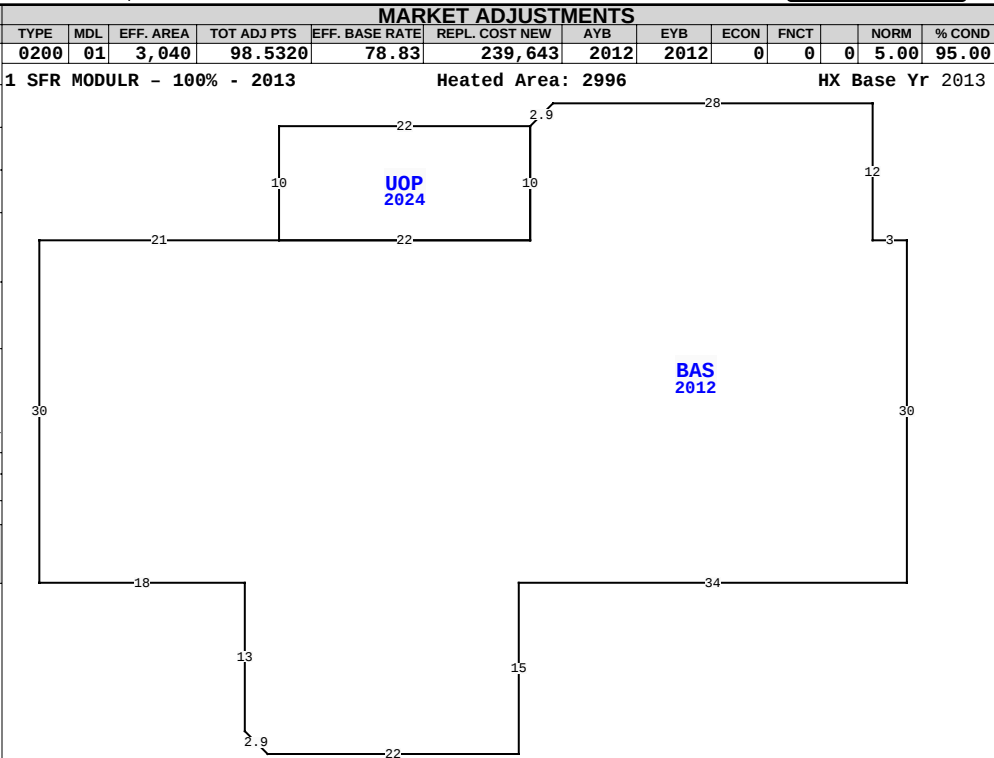
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,996	100	2,996	224,366
UOP	220	20	44	3,296

TOTALS	3,216	3,040	227,661
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	766.00	SF	6.50	6.50	100	2012
2	0810	CONCRETE A	0 100	0	0	460.00	SF	6.50	6.50	100	2018
3	0680	POLE SHED	0 100	36	20	720.00	SF	10.00	10.00	100	2024

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	8.19	AC	



48711 HADDOCK DR, HILLIARD	BLD DATE	LGL DATE	05/19/2023	MLU
	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	0810	CONCRETE A	0 100	0	0	766.00	SF	6.50	6.50	100	2012	2012	3	93	4,630	
2	0810	CONCRETE A	0 100	0	0	460.00	SF	6.50	6.50	100	2018	2018	3	97	2,900	
3	0680	POLE SHED	0 100	36	20	720.00	SF	10.00	10.00	100	2024	2012		68	4,896	

TOTAL OB/XF											
12,426											

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						269,914					
TOTAL MARKET OB/XF VALUE						12,426					
TOTAL LAND VALUE - MARKET						104,832					
TOTAL MARKET VALUE						387,172					
SOH/AGL Deduction						146,470					
ASSESSED VALUE						240,702					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						190,702					
TOTAL JUST VALUE						387,172					
NCON VALUE						3,324					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						397,396					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001705	GARAGE	63,369	03/01/2018
B26254	CO ISSUED	0	09/04/2012
E25252	MODULAR	0	07/01/2012
B26254	MODULAR	0	07/01/2012

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1797/1346	6/12/2012	WD	Q	V	01	32,000			
GRANTOR: KEEBLER DANA L									
GRANTEE: WATKINS ANTHONY EDW									
0932/1444	5/17/2000	WD	U	V	01	100			
GRANTOR: SELLERS DESSIE T HADD									
GRANTEE: KEEBLER DANA L									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2012;ORIG=0,0] W3 N12 W28 D2L2 S10 W22 W21 S30 E18											
S13 D2R2 E22 N15 E34 N30 \$											
UOP=[YR=2024;ORIG=-33,0] W22 N10 E22 S10 \$											

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