PT OF NE1/4 OF SE1/4
PARCELS 8-3 & 8-4
2007 SKYO DW/MH

COWART BENJAMIN JAMES & POSEY ELIZABETH
48725 HADDOCK DRIVE
HILLIARD, FL 32046

2024

18-4N-25-0000-0008-0030

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

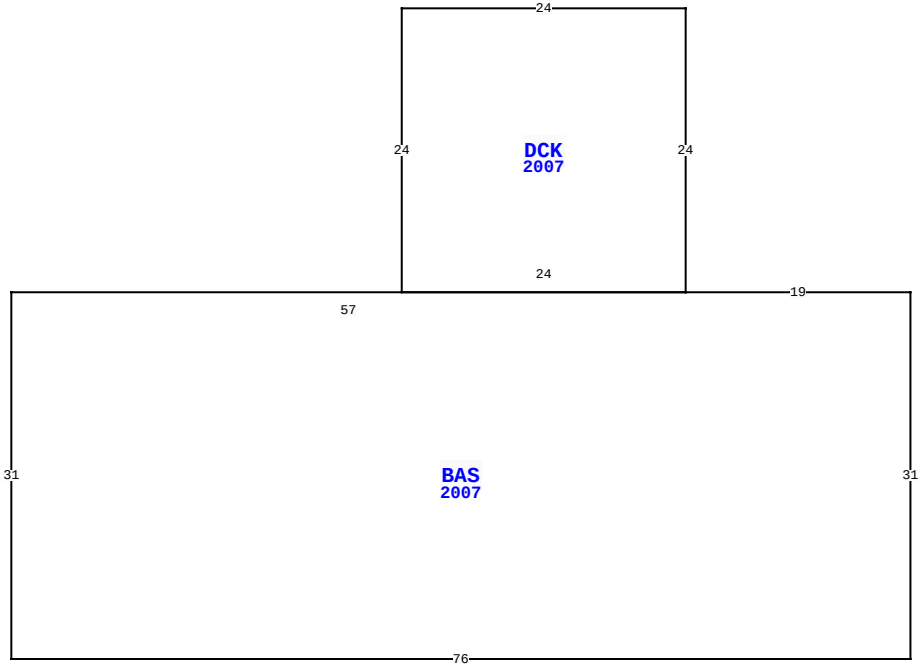
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	124,255
DCK	576	15	86	4,535
TOTALS	2,932		2,442	128,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,442	117.2000	87.90	214,652	2007	2007	0	0	0	40.00	60.00

2 M/H 94+ – 0% - 2024 Heated Area: 2356 HX Base Yr



48725 HADDOCK DR, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	128,791
TOTAL MARKET OB/XF VALUE	11,177
TOTAL LAND VALUE - MARKET	70,560
TOTAL MARKET VALUE	210,528
SOH/AGL Deduction	17,640
ASSESSED VALUE	192,888
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,888
TOTAL JUST VALUE	210,528
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18462	FOUNDATION	1,950	09/01/2006
E18030	ELEC OTHER	0	09/01/2006
M12025	MECH OTHER	0	09/01/2006
M12029	MECH OTHER	0	09/01/2006
P11532	OTHER	0	09/01/2006
CMH4837	CO ISSUED	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2646/1323	6/05/2023	WD	Q	I	01	229,000
GRANTOR: HIGGINBOTHAM DAVID &						
GRANTEE: COWART BENJAMIN JAM						
1550/1134	2/12/2008	WD	U	I	01	100
GRANTOR: HIGGINBOTHAM KELLEY						
GRANTEE: HIGGINBOTHAM DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W19 DCK=[YR=2007] N24 W24 S24 E24$ W57 S31 E76 N31$.

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	0681	POLE SHED	0	0	30	28	840.00	SF	15.00	15.00	100	2004	2004	3	36	4,536	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
3	0940	SHEDS/PORT	0	0	0	0	288.00	SF	30.00	30.00	100	2009	2009	3	40	3,456	

LAND DESCRIPTION

TOTAL OB/XF 11,177

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	000102	C	SFR/MH	0	0005	OR	0.00	0.00	2.52	AC		1.00	1.00	0.80	35,000.00	28,000.00	70,560							

REVIEW DATE 11/22/2022 BY KBA Total Acres: 2.52 Total Land Value: 70,560 Market: 0 Agricultural: 0 Common: 70,560 PRINTED 08/06/2024 BY SYS