PT OF NE1/4 OF NE1/4
IN OR 927/575

HADDOCK JOHN THURMAN III
48303 HADDOCK DR
HILLIARD, FL 32046-6327

2024

19-4N-25-0000-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

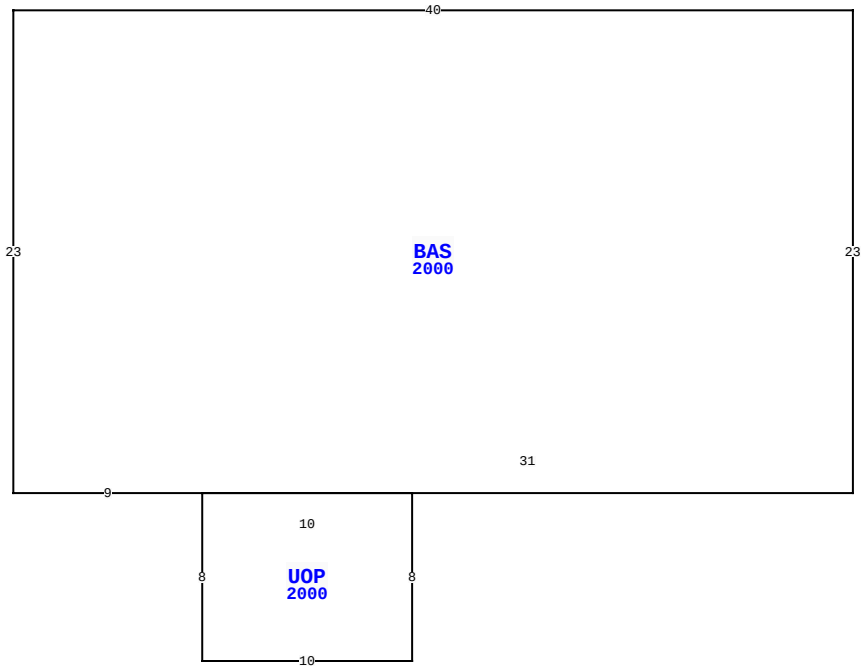
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	920	100	920	23,504
UOP	80	25	20	511
TOTALS	1,000		940	24,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	940	121.6600	85.16	80,050	1986	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2001 Heated Area: 920 HX Base Yr 2001



48303 HADDOCK DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		24,015
TOTAL MARKET OB/XF VALUE		3,607
TOTAL LAND VALUE - MARKET		232,760
TOTAL MARKET VALUE		76,342
SOH/AGL Deduction		40,279
ASSESSED VALUE		36,063
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,063
TOTAL JUST VALUE		260,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0927/0575	4/05/2000	WD	U	V	01	100

GRANTOR: HADDOCK J T
GRANTEE: HADDOCK JOHN THURMA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W40 S23 E9 UOP=[YR=2000] S8 E10 N8 W10 $ E31 N23 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	20.10	20.10	100	1980	1980	3	20	643	
3	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2005	2005	3	24	864	

LAND DESCRIPTION

TOTAL OB/XF 3,607

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	24.72	AC		1.00	1.00	1.00	555.00	555.00	13,720							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	24.72	AC		1.00	1.00	1.00	8,000.00	8,000.00	197,760							

REVIEW DATE 06/03/2022 BY TWA Total Acres: 25.72 Total Land Value: 48,720 Market: 197,760 Agricultural: 13,720 Common: 35,000 PRINTED 08/06/2024 BY SYS