PT NW1/4 OF NE1/4 OF
SEC 19-4N-25E IN OR 1815/362
(EX R/W OR 609/821 & EX UTIL

POWERS LOTTIE L/E/
48586 HADDOCK RD
HILLIARD, FL 32046

2024

19-4N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5901	HARDWOOD SI 70-79	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,050
TOTAL LAND VALUE - MARKET	84,000
TOTAL MARKET VALUE	11,657
SOH/AGL Deduction	5,050
ASSESSED VALUE	6,607
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,607
TOTAL JUST VALUE	92,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1815/0362	9/09/2012	WD	U	I	30	100
GRANTOR: BROCK MAXINE L HADDOC						
GRANTEE: BROCK MAXINE & LOTT						
0922/1493	3/06/2000	WD	U	V	01	100
GRANTOR: BROCK MAXINE HADDOCK						
GRANTEE: POWERS ALMA & ROY J						

HADDOCK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2021 MF
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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	0510	GARAGE WD-	0	0	30	24	720.00	SF	35.00	35.00	100	1980	1980	3	20	5,040	
2	0811	CONCRETE B	0	0	0	0	588.00	SF	3.38	3.38	100	1980	1980	3	32.5	646	
3	0940	SHEDS/PORT	0	0	17	14	238.00	SF	30.00	30.00	100	1980	1980	3	20	1,428	
4	0680	POLE SHED	0	0	12	30	360.00	SF	6.50	6.50	100	2005	2005	3	40	936	

LAND DESCRIPTION

TOTAL OB/XF 8,050

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	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	3.40	AC		1.00	1.00	1.00	730.00	730.00	2,482							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	225.00	225.00	1,125							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.40	AC		1.00	1.00	1.00	10,000.00	10,000.00	84,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 8.40 Total Land Value: 3,607 Market: 84,000 Agricultural: 3,607 Common: 0 PRINTED 08/06/2024 BY SYS