IN OR 471/425 & OR 2590/1901
R235911
EX R/W OR 611/1165

HULS JAMES EST/HULS CHARLES ET AL
PO BOX 1272
HILLIARD, FL 32046

2024

19-4N-25-0000-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

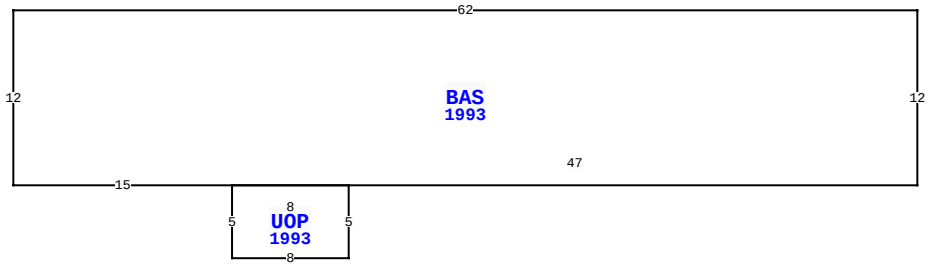
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	744	13,905
UOP	40	25	10	187
TOTALS	784		754	14,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	754	89.0000	62.30	46,974	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 744 HX Base Yr



48454 HADDOCK RD, 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	66,425
TOTAL MARKET OB/XF VALUE	1,248
TOTAL LAND VALUE - MARKET	118,400
TOTAL MARKET VALUE	186,073
SOH/AGL Deduction	0
ASSESSED VALUE	186,073
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,073
TOTAL JUST VALUE	186,073
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009095	GARAGE	114,720	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2590/1901	9/12/2022	QC	U	I	11	100
GRANTOR: BENNETT TONI S F/K/A						
GRANTEE: HULS BRIAN						
2006/0451	9/25/2015	FJ	U	I	11	0
GRANTOR: HULS GLEN DARRELL EST						
GRANTEE: HULS JAMES ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W62 S12 E15 UOP=[YR=1993] S5 E8 N5 W8$ E47 N12$.

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	0	20	10	200.00	SF	13.20	13.20	100	1975	1975	3	20	528	
2	0681	POLE SHED	0	0	20	12	240.00	SF	15.00	15.00	100	1970	1970	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 1,248

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		OR	0.00	0.00	9.25	AC		1.00	1.00	0.80	16,000.00	12,800.00	118,400							

REVIEW DATE 12/28/2020 BY KB Total Acres: 9.25 Total Land Value: 118,400 Market: 0 Agricultural: 0 Common: 118,400 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

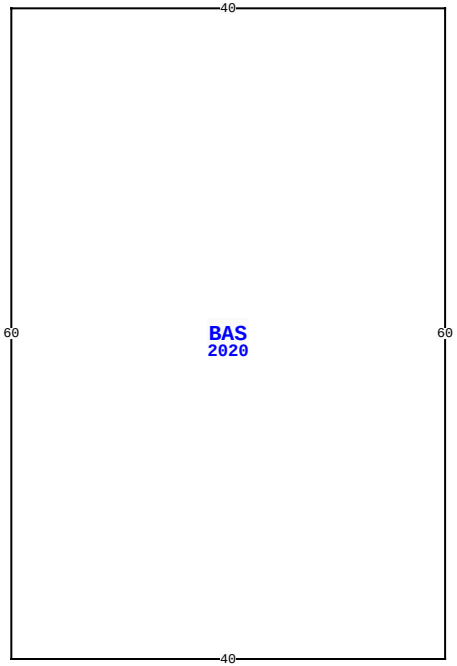
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2,400	52,333
TOTALS	2,400		2,400	52,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,400	64.2390	22.48	53,952	2020	2020	0	0	0	3.00	97.00

2 GARAGE RES – 0% - 0 Heated Area: 2400 HX Base Yr



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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: HULS BRIAN						
2006/0451	9/25/2015	FJ	U	I	11	0
GRANTOR: HULS GLEN DARRELL EST						
GRANTEE: HULS JAMES ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W40 S60 E40 N60$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/28/2020 BY KB Total Acres: 9.25 Total Land Value: 118,400 Market: 0 Agricultural: 0 Common: 118,400 PRINTED 08/06/2024 BY SYS