PT SEC 19-4N-25E
IN OR 384/12
(EX PT IN R/W OR 609/824,

OWEN HARVEY L JR & LINDA F
48492 HADDOCK ROAD
HILLIARD, FL 32046

2024

19-4N-25-0000-0002-0080

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	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

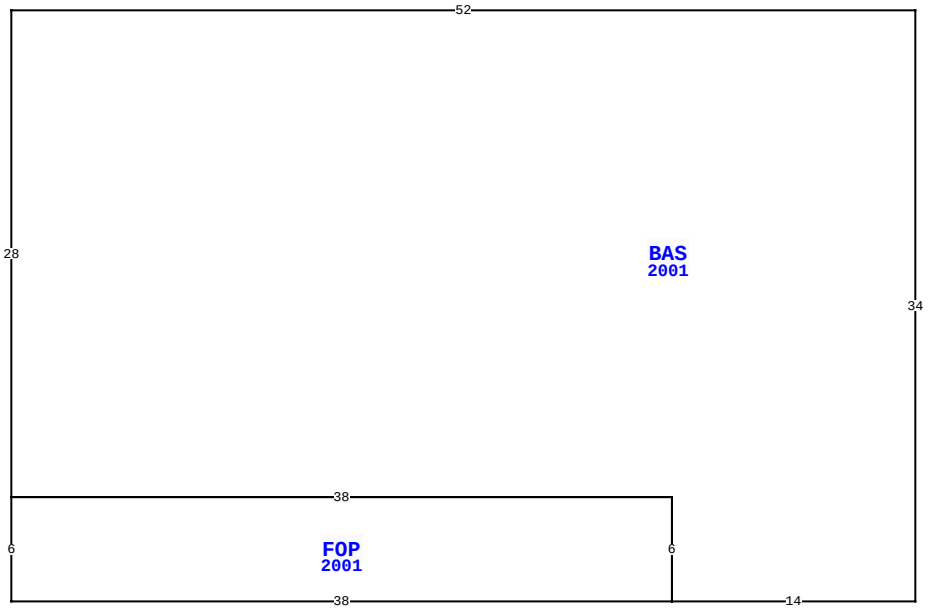
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100	1,540	142,503
FOP	228	30	68	6,292
TOTALS	1,768		1,608	148,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,608	109.1400	103.68	166,717	2001	2001	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 1985 Heated Area: 1540 HX Base Yr 1985



48492 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		148,795
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		110,336
TOTAL MARKET VALUE		259,131
SOH/AGL Deduction		129,782
ASSESSED VALUE		129,349
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		79,349
TOTAL JUST VALUE		259,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH23-10779	REPLACEMENT SW/MH		08/22/2023
B007787	NEW CONSTR	78,000	12/01/2000
230005871		0	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0384/0012	4/01/1983	WD	U	V		100
GRANTOR:						
GRANTEE:						
0287/0395	3/01/1979	WD	Q	V		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W52 S28 FOP=[YR=2001] S6 E38 N6 W38$ E38 S6 E14 N34$.

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
1	000100	C	SFR	100	0006	OR	0.00	0.00	8.62	AC		1.00	1.00	0.80	16,000.00	12,800.00	110,336							

REVIEW DATE 01/08/2024 BY KW Total Acres: 8.62 Total Land Value: 110,336 Market: 0 Agricultural: 0 Common: 110,336 PRINTED 08/06/2024 BY SYS