PT OF NW1/4 OF NE1/4
IN OR 2464/976
EX R/W OR 609/819

HICKMAN JERRY JR & AMANDA
48548 HADDOCK RD
HILLIARD, FL 32046

2024

19-4N-25-0000-0002-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

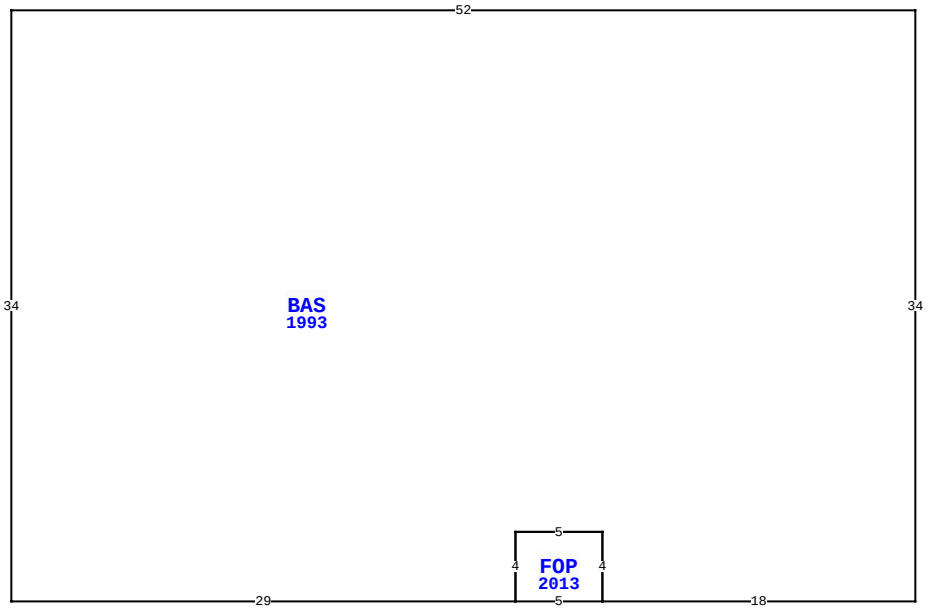
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,748	100	1,748	203,861
FOP	20	30	6	700
TOTALS	1,768		1,754	204,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,754	105.4200	131.78	231,142	1982	2000	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2022 Heated Area: 1748 HX Base Yr 2022



48548 HADDOCK RD, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		204,561
TOTAL MARKET OB/XF VALUE		1,320
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		240,881
SOH/AGL Deduction		45,567
ASSESSED VALUE		195,314
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,314
TOTAL JUST VALUE		240,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003753	REPAIR/RRF	7,900	03/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2464/0976	5/24/2021	SW	Q	I	01	240,000
GRANTOR: IMPACT HOME SOLUTIONS						
GRANTEE: HICKMAN JERRY JR &						
2367/1514	6/04/2020	SW	U	I	12	64,900
GRANTOR: CARRINGTON MTG SERVIC						
GRANTEE: IMPACT HOME SOLUTIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S34 E29 FOP=[YR=2013] E5 N4 W5 S4$ N4 E5 S4 E18 N34$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	66	1,320	

TOTAL OB/XF 1,320

LAND DESCRIPTION

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/02/2019 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS