PT OF LOT 1
PT OR 811 PG 271
R673677 & R673678

GUILL FRANCES S
48037 HADDOCK ROAD
HILLIARD, FL 32046-6396

2024

19-4N-25-4200-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

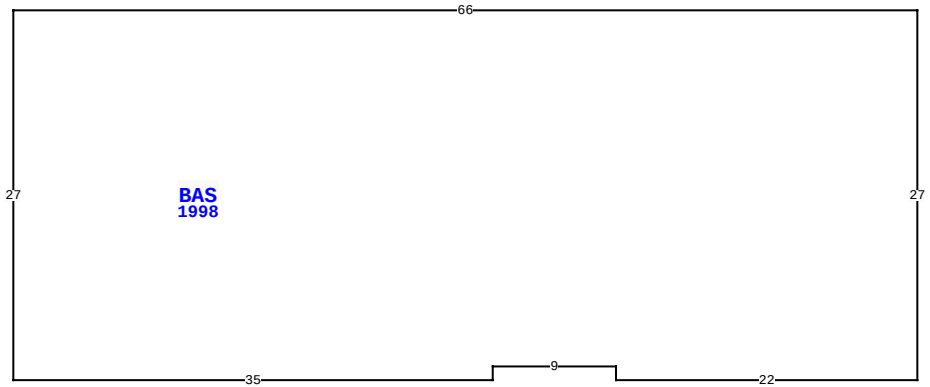
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,773	100	1,773	85,189
TOTALS	1,773		1,773	85,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,773	123.2000	92.40	163,825	1998	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 1999 Heated Area: 1773 HX Base Yr 1999



48037 HADDOCK RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		85,189
TOTAL MARKET OB/XF VALUE		3,138
TOTAL LAND VALUE - MARKET		72,800
TOTAL MARKET VALUE		161,127
SOH/AGL Deduction		87,689
ASSESSED VALUE		73,438
TOTAL EXEMPTION VALUE	HX HB WX SX	73,438
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		161,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH98	MH MOVE-ON	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0811/0271	10/24/1997	WD	U	V	09	11,500
GRANTOR: LLOYD FERRELL L						
GRANTEE: GUILL DANNY R & FRA						
0743/0079	11/01/1995	QC	U	I	06	100
GRANTOR: LLOYD JO ANNE						
GRANTEE: LLOYD FERRELL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W66 S27 E35 N1 E9 S1 E22 N27$.

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	0754	FOP	0	100	14	8	112.00	SF	15.00	15.00	100	1999	1999	3	20	336	
2	0940	SHEDS/PORT	0	100	14	10	140.00	SF	30.00	30.00	100	1989	1989	3	20	840	
3	9000	CONTANR 20	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1978	1978	3	100	1,000	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	200	
5	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	
6	0820	WOOD WALK	0	100	3	20	60.00	SF	11.75	11.75	100	2000	2000	3	40	282	

LAND DESCRIPTION

TOTAL OB/XF 3,138

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	100	0006	OR	0.00	0.00	2.08	AC		1.00	1.00	1.00	35,000.00	35,000.00	72,800							

REVIEW DATE 11/22/2022 BY KBA Total Acres: 2.08 Total Land Value: 72,800 Market: 0 Agricultural: 0 Common: 72,800 PRINTED 08/06/2024 BY SYS