

OAKES JASON A & PHYLLIS A
48300 HADDOCK DRIVE
HILLIARD, FL 32046

20-4N-25-0000-0003-0010

BUILDING CHARACTERISTICS

CNSTRUCION

ELEMENT CD
Exterior Wall 19 COMMON BRK 90
Exterior Wall 05 AVERAGE 10
Roof Structur 03 GABLE/HIP 100
Roof Cover 12 MODULAR MT 100
Interior Wall 05 DRYWALL 100
Interior Floo 14 CARPET 60
Interior Floor 13 LVT/LAMNT 40
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100
Bedrooms 3 100
Bathrooms 2 100

Frame Stories Units 02 WOOD FRAME 100
1. 100
0 100
BUD8 Adjustme Occupancy 04 DIST 01 100
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 2,020 100 2,020 147,350
FCP 700 25 175 12,765
FOP 288 30 86 6,273
UST 216 45 97 7,076
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TOTALS 3,440 2,475 180,540

MKTADJUSTMENTS

MARKET ADJUSTMENTS

TOTAL ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0100 01 2,475 116.2560 110.44 273,339 1964 1972 0 0 0 33.95 66.05
1 SINGLE FAM - 100% - 2015 Heated Area: 2020 HX Base Yr 2015

NASSAUCOUNTYPROPERTYVALUATIONSUMMARY

STANDARD VALUATION SUMMARY

VALUATION BY Tax Group: 4 Tax Dist:
BUILDING MARKET VALUE 180,540
TOTAL MARKET OB/XF VALUE 5,068
TOTAL LAND VALUE - MARKET 151,160
TOTAL MARKET VALUE 336,768
SOH/AGL Deduction 152,086
ASSESSED VALUE 184,682
TOTAL EXEMPTION VALUE HX HB 50,000
BASE TAXABLE VALUE 134,682
TOTAL JUST VALUE 336,768
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 329,146

SALSDATA

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE
1923/0028 6/11/2014 WD QC Q I 01 219,000
GRANTOR: CHANCE GREGORY A & KR
GRANTEE: OAKES JASON A & PHY
1709/0464 11/09/2010 QC QUUII11 100
GRANTOR: CHANCE GREGORY RAY &
GRANTEE: CHANCE GREGORY A

BUILDINGNOTES

BUILDING NOTES

BUILDINGDIMENSIONS

BUILDING DIMENSIONS

BAS=[YR=1993] W35 N18 UST=[YR=2006] N12 UST=[YR=2006] N12 W18 S12E18\$ W18 S12E18\$ W18 FCP=[YR=1993] W14 S50 E14 N50\$ S50 E16 FOP=[YR=1993] S12 E24 N12W24\$ E37 N32\$.

LANDDESCRIPTION

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP RD LOC ZONE FRONT DEPTH TOT LND UTILITY UNIT T DPTHT FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV
1 000115 C SFR ACRES 100 0005 OR 0.00 0.00 1.00 AC 1.00 1.00 1.00 35,000.00 35,000.00 35,000
2 000115 C SFR ACRES 100 0005 OR 0.00 0.00 7.26 AC 1.00 1.00 1.00 16,000.00 16,000.00 116,160

REVIEWDATE

BY KBA

Total Acres: 8.26 Total Land Value: 151,160 Market: 0 Agricultural: 0 Common: 151,160 PRINTED 08/06/2024 BY SYS