

PT ZACH HADDOCK GRANT
SEC 48-4N-25E IN OR 2042/776
(EX UTIL ESMT IN OR 1030/1366)

SCHAAK CLIFFORD
49085 CANYON CREEK RD
HILLIARD, FL 32046

2024

48-4N-25-0000-0001-0240



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
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	1,444	100	1,444	154,250
FOP	1,052	30	316	33,755
FOP	1,052	30	316	33,755
FUS	1,444	100	1,444	154,250
SFB	494	80	395	42,194
STR	100	10	10	1,068
UGR	300	45	135	14,421
UOP	1,052	20	210	22,432
UST	650	45	292	31,192
TOTALS	7,588		4,562	487,321

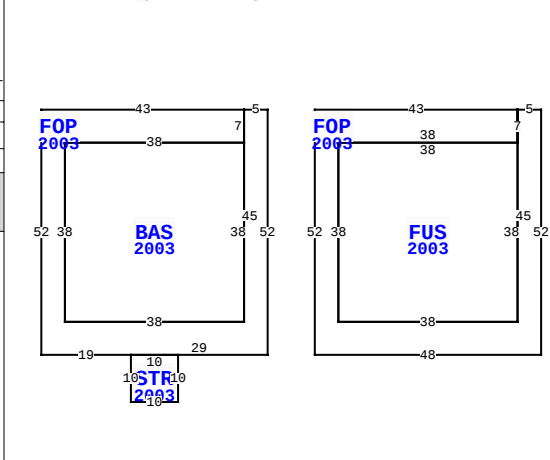
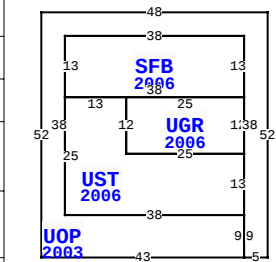
EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0940	SHEDS/PORT	0 100	17	10	170.00	SF	30.00	30.00	100	2002	2002	3	20	1,020	
2	0681	POLE SHED	0 100	17	8	136.00	SF	15.00	15.00	100	2002	2002	3	30	612	
3	0681	POLE SHED	0 100	17	8	136.00	SF	15.00	15.00	100	2002	2002	3	30	612	
4	0681	POLE SHED	0 100	10	3	30.00	SF	15.00	15.00	100	2002	2002	3	30	135	
5	0812	CONCRETE C	0 100	0	0	3,404.00	SF	4.00	4.00	100	2008	2008	3	89	12,118	
6	0304	DOCK MD WD	0 100	0	0	888.00	SF	28.00	28.00	100	2008	2008	3	52	12,929	
7	0415	BEACHWALK	0 100	518	5	2,590.00	SF	5.75	5.75	100	2008	2008	3	35	5,212	

LAND DESCRIPTION			TOTAL OB/XF 32,638													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000132	C	SFR RIVER	100	0005	OR	0.00	0.00	4.28	AC		1.00	1.00	2.00	18,000.00	36,000.00

REVIEW DATE 12/28/2023 BY KWA Total Acres: 4.28 Total Land Value: 154,080 Market: 0 Agricultural: 0 Common: 154,080 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,562	94.1700	117.71	536,993	2003	2004	0	0	9.25	90.75
1 SNGL FAM - 100% - 2017				Heated Area: 3283				HX Base Yr 2017			



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

49085 CANYON CREEK RD, HILLIARD

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		566,992	
TOTAL MARKET OB/XF VALUE		32,638	
TOTAL LAND VALUE - MARKET		154,080	
TOTAL MARKET VALUE		753,710	
SOH/AGL Deduction		329,986	
ASSESSED VALUE		423,724	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		373,724	
TOTAL JUST VALUE		753,710	
NCON VALUE		79,671	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		632,206	

BLDG #3 - GARAGE - CLOSEST TO STREET
BLDG #2 - GARAGE - CLOSEST TO SFR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M6002	H/AC	0	12/01/2002
P6290	NEW CONSTR	0	12/01/2002
E8998	NEW CONSTR	0	01/01/2002
3732	REPAIR/RRF	3,500	12/01/2001
9057	NEW CONSTR	211,648	12/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2042/0776	4/22/2016	SW	U	I	12	170,000	
GRANTOR: FEDERAL HOME LOAN MOR							
GRANTEE: SCHAAK CLIFFORD							
2000/0263	8/25/2015	SW	U	I	12	100	
GRANTOR: BAYVIEW LOAN SERVICIN							
GRANTEE: FEDERAL HOME LOAN M							

BUILDING NOTES									

BUILDING DIMENSIONS
BAS=[YR=2003] W38 S38 E38 N38 \$ FOP=[YR=2003] N7 W43 S52
E19 STR=[YR=2003] S10 E10 N10W10\$ E29 N52 W5 S45 W38 N38E38
\$ PTR= E58 FUS=[YR=2003] W38 S38E38 N38 \$ FOP=[YR=2003] N7
W43 S52 E48 N52 W5 S45 W38 N38 E38 \$ W58 \$ PTR= N40
UST=[YR=2006] N13 UGR=[YR=2006] N12 SFB=[YR=2006] N13 W38
S13 E38 \$ W25 S12 E25 \$ W25 N12 W13 S25 E38 \$ UOP=[YR=2003]
N38W38 S38 E38 S9 W43 N52 E48 S52W5 N9 \$ S40 \$.

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3				4					
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		25		MOD METAL 100		6500		01		1,908		56.3500		19.72		37,626		2018		2018		0		0		5.00		95.00		VALUATION BY					STANDARD				
Roof Structur		10		STEEL FRME 100		2		GARAGE RES - 100% - 2024								Heated Area: 1800										HX Base Yr 2017		Tax Group: 4					Tax Dist:						
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					566,992				
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE					32,638				
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					154,080				
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					753,710				
Heating Type		01		NONE 100																										SOH/AGL Deduction					329,986				
Bedrooms				0 100																										ASSESSED VALUE					423,724				
Bathrooms				0 100																								HX HB		TOTAL EXEMPTION VALUE					50,000				
Frame		05		STEEL 100																										BASE TAXABLE VALUE					373,724				
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