

BLK 2 LOTS 1,4 & N1/2 OF R/W
LYING S THEREOF ABND BY
RES #2002-134

RUIS JOHN L & DOROTHY M
4967 BAILEY HADDOCK LANE
HILLIARD, FL 32046

2024

49-4N-25-4260-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floor	12	HARDWOOD 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
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NEIGHBORHOOD/LOC	5003.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	276	15	41	5,419
BAS	1,168	100	1,168	154,383
FEP	276	80	221	29,211
FGR	529	55	291	38,463
FUS	736	100	736	97,282
UOP	55	20	11	1,454

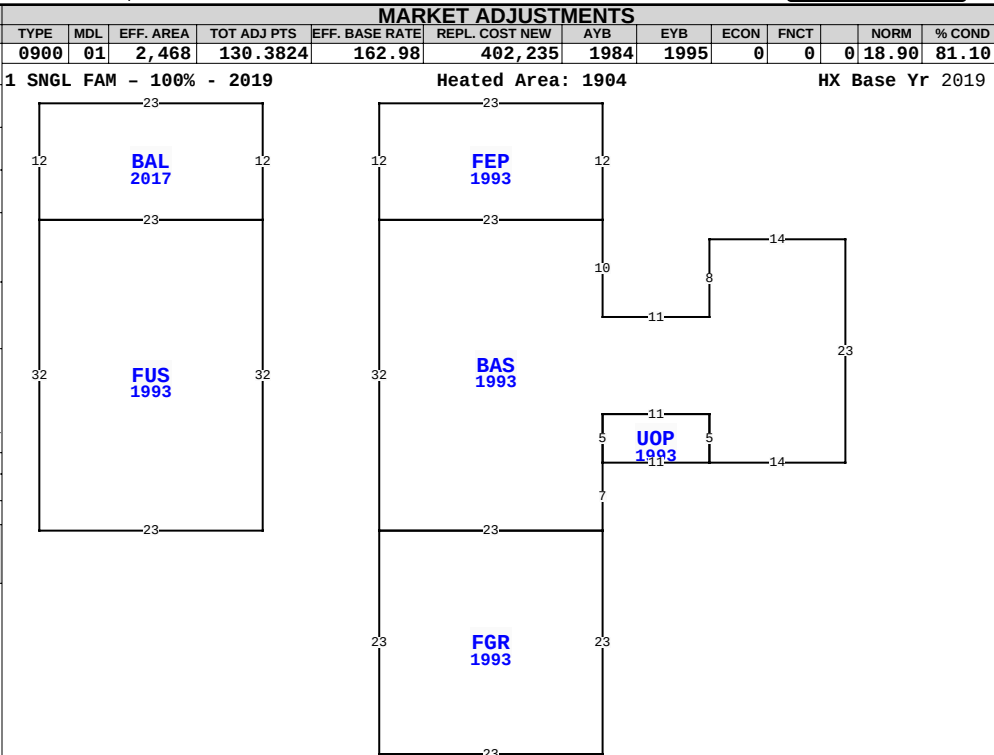
TOTALS	3,040		2,468	326,213
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EXTRA FEATURES

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
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	56	1,120	
2	0812	CONCRETE C	0 100	0	0	1,615.00	SF	4.00	4.00	100	1984	1984	3	44	2,842	
4	0300	BOAT DCK W	0 100	32	12	384.00	SF	40.00	40.00	100	1990	1990	3	28	4,301	
5	0351	CARPORT MT	0 100	20	20	400.00	SF	5.90	5.90	100	1988	1988	3	20	472	
6	0351	CARPORT MT	0 100	30	26	780.00	SF	10.00	10.00	100	1988	1988	3	20	1,560	
7	0303	FLT DOCK W	0 100	8	12	96.00	SF	26.00	26.00	100	1990	1990	3	28	699	
8	0310	AL GANG WY	0 100	0	0	12.00	LF	115.00	115.00	100	1990	1990	3	20	276	
9	0680	POLE SHED	0 100	36	24	864.00	SF	10.00	10.00	100	2024	2023		100	8,640	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	100	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							



4967 BAILEY HADDOCK LN, HILLIARD

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

TOTAL OB/XF																19,910

NASSAU COUNTY PROPERTY																PAGE 1 of 2	4
VALUATION SUMMARY																STANDARD	
VALUATION BY																STANDARD	
Tax Group: 4																Tax Dist:	
BUILDING MARKET VALUE																338,191	
TOTAL MARKET OB/XF VALUE																19,910	
TOTAL LAND VALUE - MARKET																100,000	
TOTAL MARKET VALUE																458,101	
SOH/AGL Deduction																169,888	
ASSESSED VALUE																288,213	
TOTAL EXEMPTION VALUE																50,000	
BASE TAXABLE VALUE																238,213	
TOTAL JUST VALUE																458,101	
NCON VALUE																8,640	
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE																441,793	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230016091		27,734	12/15/2023
21000981	GARAGE	28,980	01/28/2021
R1615163	REPAIR/RRF	8,960	07/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2178/1391	2/14/2018	WD	Q	I	02	300,000	
GRANTOR: HILL JONATHAN HENRY J							
GRANTEE: RUIS JOHN L & DOROT							
0239/0377	5/01/1977	MS	U	I		24,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES

BAS=[YR=1993;ORIG=15,44] N7 N5 E11 S5 E14 N23 W14 S8 W11 N10 W23 S32 E23 \$
FUS=[YR=1993;ORIG=-20,44] W23 N32 E23 S32 \$
FGR=[YR=1993;ORIG=-8,67] E23 N23 W23 S23 \$
FEP=[YR=1993;ORIG=15,12] N12 W23 S12 E23 \$
BAL=[YR=2017;ORIG=-43,12] N12 E23 S12 W23 \$
UOP=[YR=1993;ORIG=15,37] E11 N5 W11 S5 \$

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