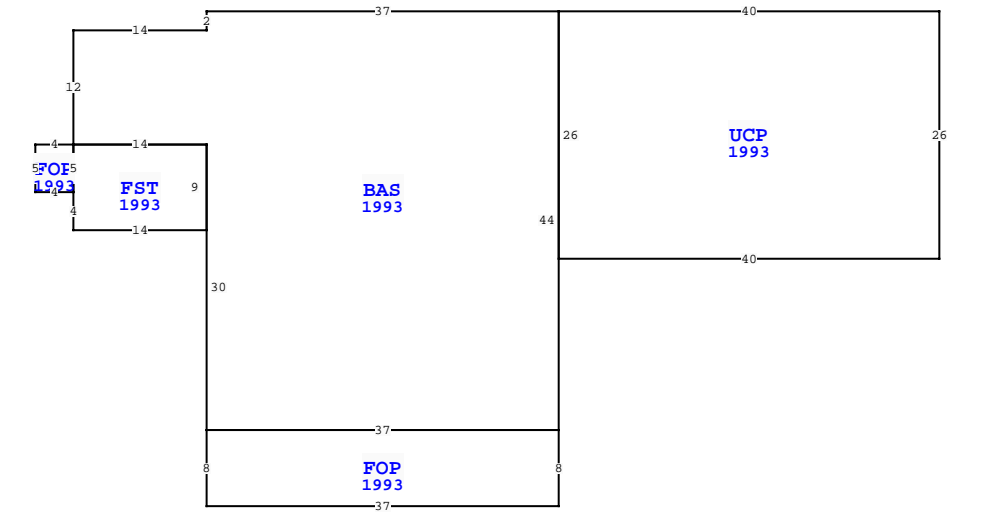




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,168	111.1320	111.13	240,930	1949	1970	0	0	20.75	79.25	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		190,937
TOTAL MARKET OB/XF VALUE		19,457
TOTAL LAND VALUE - MARKET		323,400
TOTAL MARKET VALUE		262,102
SOH/AGL Deduction		152,501
ASSESSED VALUE		109,601
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		53,879
TOTAL JUST VALUE		533,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,766

Quality		04 Quality Level 04			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA 05			
NEIGHBORHOOD/LOC	5001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,796	100	1993	1,796	158,174
FOP	20	30	1993	6	529
FOP	296	30	1993	89	7,839
FST	126	55	1993	69	6,077
UCP	1,040	20	1993	208	18,319
TOTALS	3,278			2,168	190,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4376	ADDITION	33,204	09/18/1987
4526	REMODEL	0	09/18/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1586/0074	9/22/2008	WD Q	I	I	01	100
GRANTOR: HADDOCK AID TURNER JR						
GRANTEE: HADDOCK AID T JR TR						
0627/0056	5/24/1991	WD U	I	I	07	100
GRANTOR: HADDOCK AID T JR & P						
GRANTEE: HADDOCK AID T JR &						

EXTRA FEATURES		48907 HADDOCK DR, HILLIARD														
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	10	23	230.00	SF	15.00	15.00	100	1980	1980	3	20	690	
2	0201	BARN WD 10	0 100	40	50	2,000.00	SF	5.10	5.10	100	1970	1970	3	20	2,040	
3	0810	CONCRETE A	0 100	14	6	84.00	SF	6.50	6.50	100	1987	1987	3	49.5	270	
4	0810	CONCRETE A	0 100	14	6	84.00	SF	6.50	6.50	100	1987	1987	3	49.5	270	
5	0810	CONCRETE A	0 100	22	6	132.00	SF	6.50	6.50	100	1987	1987	3	49.5	425	
6	0681	POLE SHED	0 100	50	54	2,700.00	SF	15.00	15.00	100	1990	1990	3	20	8,100	
7	0473	VF 3 RAIL	0 100	0	0	1,448.00	LF	7.50	7.50	100	2000	2000	3	48	5,213	
8	0350	CARPORT WD	0 100	20	20	400.00	SF	13.00	13.00	100	2000	2000	3	20	1,040	
9	0681	POLE SHED	0 100	15	20	300.00	SF	15.00	15.00	100	2000	2000	3	27	1,215	
10	0462	ST/AL FNC	0 100	0	0	72.00	SF	10.00	10.00	100	2000	2000	3	27	194	

LAND DESCRIPTION		TOTAL OB/XF 19,457																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	17.00	AC		1.00	1.00	1.00	370.00	370.00	6,290							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.20	AC		1.00	1.00	1.00	190.00	190.00	418							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.20	AC		1.00	1.00	1.00	14,500.00	14,500.00	278,400							

BUILDING NOTES	
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BUILDING DIMENSIONS	
UCP=[YR=1993] W40 BAS=[YR=1993] W37 S2 W14 S12 FOP=[YR=1993] W4 S5 E4 FST=[YR=1993] S4 E14 N9 W14 S5\$ N5\$ E14 S30 FOP=[YR=1993] S8 E37 N8 W37\$ E37 N44 \$ S26 E40 N26\$.	