

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	100
Roof Structur	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	07	NONE	100
Interior Floor	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		0	100
Bathrooms		0	100
Frame	05	STEEL	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level 06	
DOR CODE	5401	TIMBER 2-1 SI 90+	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	2022
FCP	480	25	2022
TOTALS	1,440		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1												Garage Res - 0% - 0	
Heated Area: 960													
HX Base Yr													
TOTALS		1,080		23,867									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			23,867
TOTAL MARKET OB/XF VALUE			14,592
TOTAL LAND VALUE - MARKET			405,665
TOTAL MARKET VALUE			144,787
SOH/AGL Deduction			0
ASSESSED VALUE			144,787
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			144,787
TOTAL JUST VALUE			444,124
NCON VALUE			5,472
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			378,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009273	PRIVATE PROVIDER	630,594	08/08/2024
22006609	ADDITION	0	04/27/2022
22000931	GARAGE	71,855	01/18/2022
CO250006410			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/832	2/19/2024	WD	U	I	11	100
GRANTOR: SPEER THOMAS & ELIZAB						
GRANTEE: SPEER THOMAS & ELIZ						
2416/0287	11/24/2020	WD	Q	V	01	160,000
GRANTOR: LLOYD VICKI SUE ET AL						
GRANTEE: SPEER THOMAS & ELIZ						

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	0680	POLE SHED	0	0	40	24			10.00	100	2022	2022	3	95	9,120	
2	0680	POLE SHED	0	0	24	24			10.00	100	2025	2022		95	5,472	

BUILDING NOTES			
48555 HADDOCK DR, HILLIARD			

BUILDING DIMENSIONS													
FCP=[YR=2022] W12 BAS=[YR=2022] W24 S40 E24 N40\$ S40 E12 N40\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	0					3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	21.77	AC		1.00	1.00	1.00	750.00	750.00	16,328							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	21.77	AC		1.00	1.00	1.00	14,500.00	14,500.00	315,665							