PT NW1/4 OF NE1/4 OF
SEC 19-4N-25E IN OR 1815/362
(EX R/W OR 609/821 & EX UTIL

POWERS LOTTIE L/E/
48586 HADDOCK RD
HILLIARD, FL 32046

2025

19-4N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5901	HARDWOOD SI 70-79	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,906
TOTAL LAND VALUE - MARKET	163,800
TOTAL MARKET VALUE	11,360
SOH/AGL Deduction	4,606
ASSESSED VALUE	6,754
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,754
TOTAL JUST VALUE	171,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1815/0362	9/09/2012	WD	U	I	30	100
GRANTOR: BROCK MAXINE L HADDOC						
GRANTEE: BROCK MAXINE & LOTT						
0922/1493	3/06/2000	WD	Q	V	01	100
GRANTOR: BROCK MAXINE HADDOCK						
GRANTEE: POWERS ALMA & ROY J						

HADDOCK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	0510	GARAGE WD-	0	0	30	24	720.00	SF	35.00	35.00	100	1980	1980	3	20	5,040	
2	0811	CONCRETE B	0	0	0	0	588.00	SF	3.38	3.38	100	1980	1980	3	30	596	
3	0940	SHEDS/PORT	0	0	17	14	238.00	SF	30.00	30.00	100	1980	1980	3	20	1,428	
4	0680	POLE SHED	0	0	12	30	360.00	SF	6.50	6.50	100	2005	2005	3	36	842	

LAND DESCRIPTION

TOTAL OB/XF 7,906

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	3.40	AC		1.00	1.00	1.00	685.00	685.00	2,329							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	225.00	225.00	1,125							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.40	AC		1.00	1.00	1.00	19,500.00	19,500.00	163,800							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 8.40 Total Land Value: 3,454 Market: 163,800 Agricultural: 3,454 Common: 0 PRINTED 07/30/2025 BY SYS