NE 1/4 OF NW 1/4 S OF ROY
HADDOCK RD EX 2-3
IN OR 124 PG 134 & 136

LOYD HARDY L
48321 HADDOCK ROAD
HILLIARD, FL 32046

2025

19-4N-25-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

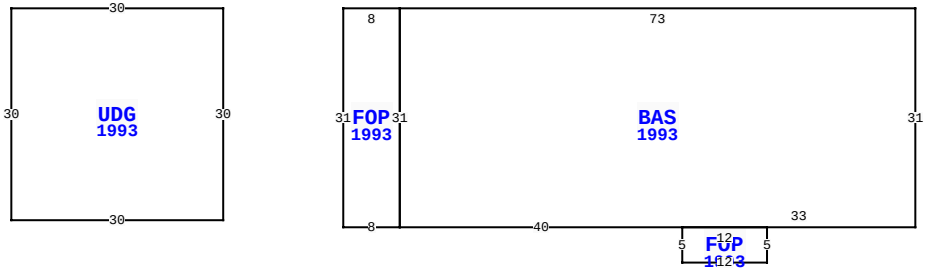
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,263	100	1993	2,263	235,950
FOP	60	30	1993	18	1,877
FOP	248	30	1993	74	7,715
UDG	900	55	1993	495	51,611
TOTALS	3,471			2,850	297,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,850	116.1600	153.33	436,990	1974	1980	0	0	0	32.00	68.00

1 SNGL FAM – 100% - 1975 Heated Area: 2263 HX Base Yr 1975



48321 HADDOCK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	03/28/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		297,153
TOTAL MARKET OB/XF VALUE		12,102
TOTAL LAND VALUE - MARKET		316,875
TOTAL MARKET VALUE		364,099
SOH/AGL Deduction		199,441
ASSESSED VALUE		164,658
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		108,936
TOTAL JUST VALUE		626,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		593,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W73 FOP=[YR=1993] W8 S31 E8 N31$ S31 E40 FOP=[YR=1993] S5 E12 N5 W12$ E33 N31$ PTR=W98 UDG=[YR=1993] W30 S30 E30N30$E98$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0810	CONCRETE A	0	100	0	0	2,024.00	SF	6.50	6.50	100	1987	1987	3	49.5	6,512	
3	0680	POLE SHED	0	100	0	0	1,500.00	SF	10.00	10.00	100	2000	2000	3	27	4,050	

LAND DESCRIPTION

TOTAL OB/XF 12,102

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	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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	18.75	AC		1.00	1.00	1.00	525.00	525.00	9,844							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	18.75	AC		1.00	1.00	1.00	14,500.00	14,500.00	271,875							

REVIEW DATE 08/03/2020 BY KBA Total Acres: 19.75 Total Land Value: 54,844 Market: 271,875 Agricultural: 9,844 Common: 45,000 PRINTED 07/30/2025 BY SYS