

PT NE1/4 OF NW1/4 & PT NW1/4
OF NE1/4 OF SEC 19-4N-25E IN
OR 1558/834 (EX R/W IN

QUINLAN THOMAS J
2737 FLYNN COVE RD
JACKSONVILLE, FL 32223

2025

19-4N-25-0000-0002-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	02	Quality Level 02
DOR CODE	0200 MOBILE HOME	
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	816	100	1993	816	10,419
UCP	216	20	2001	43	549
UOP	80	25	1993	20	255
UST	96	55	1993	53	677

TOTALS	1,208			932	11,900
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	18	8			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	RES	0	0006	OR	0.00	0.00	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	932	53.2000	42.56	39,666	1972	1972	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 0													
Heated Area: 816 HX Base Yr													
12 20 8 18 12 12 8 18 26 2 12 22 10 8 10 BAS 1993 UST 1993 UCP 2001 UOP 1993													
48404 HADDOCK RD, HILLIARD													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/09/2025 MLU													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		11,900	
TOTAL MARKET OB/XF VALUE		636	
TOTAL LAND VALUE - MARKET		70,875	
TOTAL MARKET VALUE		83,411	
SOH/AGL Deduction		14,895	
ASSESSED VALUE		68,516	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		68,516	
TOTAL JUST VALUE		83,411	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		81,942	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1558/0834	3/31/2008	WD	U	I	24	30,000	
GRANTOR: MUSGROVE ELIZABETH							
GRANTEE: QUINLAN THOMAS J							
1548/0499	1/28/2008	QC	Q	I	06	100	
GRANTOR: HADDOCK FRANCES L & P							
GRANTEE: MUSGROVE ELIZABETH							

BUILDING NOTES									

BUILDING DIMENSIONS									
UCP=[YR=2001] W18 UST=[YR=1993] W8 BAS=[YR=1993] W20 S12 W2 S12 E22 UOP=[YR=1993] S8 E10 N8 W10 \$ E26 N12 W26 N12 \$ S12 E8 N12 \$ S12 E18 N12 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	RES	0	0006	OR	0.00	0.00	