

POWERS KEVIN & LOTTIE
48586 HADDOCK ROAD
HILLIARD, FL 32046

2025

19-4N-25-0000-0002-0130

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	12	CEDAR 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 90			
Interior Wall	04	PLYWOOD 10			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame Stories	02	WOOD FRAME 100			
Units	1.	1. 100			
		0 100			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
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	1,768	100	1993	1,768	195,860
FOP	312	30	1993	94	10,414
FSP	220	40	1993	88	9,749
SFB	520	80	2004	416	46,085
TOTALS	2,820			2,366	262,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,366	97.0200	128.07	303,014	1990	1997	0	0	0	13.50	86.50

1 SNGL FAM - 100% - 1985

Heated Area: 2184

HX Base Yr 1985

22

19

19

26

20

26

20

34

52

52

6

6

FSP
1993

SFB
2004

BAS
1993

FOP
1993

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	262,107
TOTAL MARKET OB/XF VALUE	2,310
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	309,417
SOH/AGL Deduction	170,398
ASSESSED VALUE	139,019
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	88,297
TOTAL JUST VALUE	309,417
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009644	REPAIR/RRF	20,076	10/13/2020
5930	NEW CONSTR	0	08/17/1989
2440	H/AC	0	01/25/1988
2880	NEW CONSTR	0	01/25/1988
4620	NEW CONSTR	67,811	01/25/1988
4767	NEW CONSTR	0	01/25/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0476/0330	12/13/1985	WD	U	I	07	100

GRANTOR: HADDOCK MAXINE

GRANTEE: POWERS KEVIN & LOTT

0427/0561

7/01/1984

WD

U

V

100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 FSP=[YR=1993] N10 W22 S10 SFB=[YR=2004] W26 S20 E26 N20\$ E22\$ W22 S34 FOP=[YR=1993] S6 E52 N6 W52\$ E52 N34\$.

LAND DESCRIPTION

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	000100	C	RES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

TOTAL OB/XF

2,310

REVIEW DATE

12/28/2020

BY

KB

Total Acres: 1.00

Total Land Value: 45,000

Market: 0

Agricultural: 0

Common: 45,000

PRINTED 07/30/2025 BY SYS