PT NE1/4 OF SEC 19-4N-25E IN
IN OR 2522/1778

RICE KEVIN
48612 HADDOCK ROAD
HILLIARD, FL 32046

2025

19-4N-25-0000-0002-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

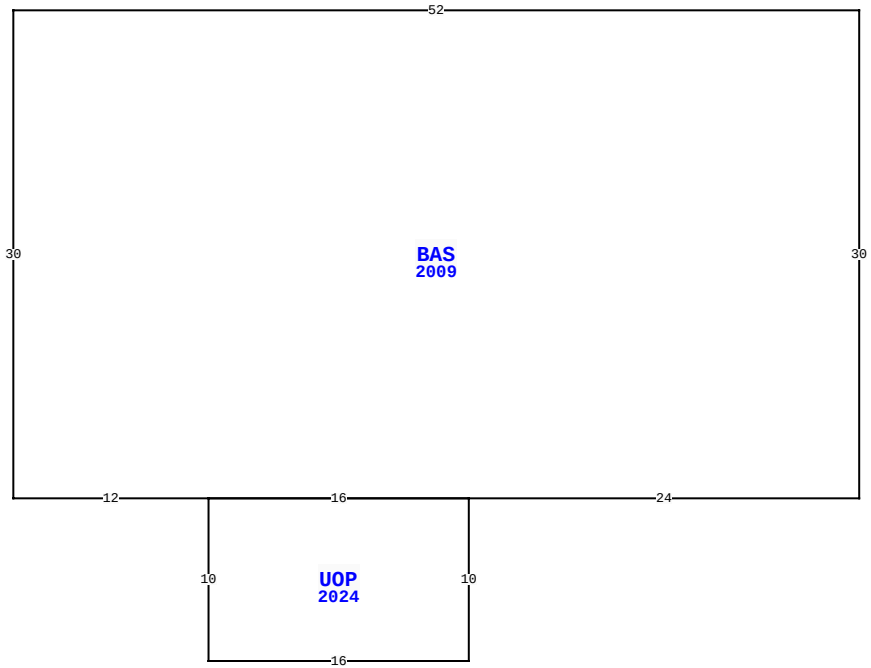
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05
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	1,560	100	2009	1,560	157,979
UOP	160	25	2024	40	4,051
TOTALS	1,720			1,600	162,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,600	140.1600	119.14	190,624	2006	2017	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2022 Heated Area: 1560 HX Base Yr 2022



48612 HADDOCK RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		162,030
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		207,030
SOH/AGL Deduction		51,548
ASSESSED VALUE		155,482
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		104,760
TOTAL JUST VALUE		207,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5189	CO ISSUED	0	05/28/2009
P13747	OTHER	0	04/01/2009
MH5189	MH MOVE-ON	0	04/01/2009
E21620	ELEC OTHER	0	02/01/2009
M14399	MECH OTHER	0	02/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/1778	12/16/2021	WD	Q	I	01	200,000
GRANTOR: DWINNELL WILLIAM J JR						
GRANTEE: RICE KEVIN						
2173/0154	1/25/2018	SW	Q	I	01	113,900
GRANTOR: RIVER CITY HOLDINGS L						
GRANTEE: DWINNELL WILLIAM J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009;ORIG=0,0] W52 S30 E12 E16 E24 N30 $
UOP=[YR=2024;ORIG=-40,30] E16 S10 W16 N10 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/02/2024 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS