



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
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	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	1,740	100	1993	1,740	159,030
DCK	216	10	1993	22	2,011
FOP	28	30	1993	8	731
FOP	196	30	1993	59	5,392
SFB	168	80	2006	134	12,247

TOTALS	2,348			1,963	179,411
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	18	18	324.00	SF	15.00	15.00	100	1975
2	0940	SHEDS/PORT	0 100	12	16	192.00	SF	20.10	20.10	100	1975
3	0681	POLE SHED	0 100	6	16	96.00	SF	15.00	15.00	100	1975
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1992

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	1.97	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,963	107.2120	107.21	210,453	1992	1993		0	0	14.75
1 SINGLE FAM - 100% - 1973 Heated Area: 1874 HX Base Yr 1973											

48609 HADDOCK RD, HILLIARD	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0681	POLE SHED	0 100	18	18	324.00	SF	15.00	15.00	100	1975	1975	3	20	972	
2	0940	SHEDS/PORT	0 100	12	16	192.00	SF	20.10	20.10	100	1975	1975	3	20	772	
3	0681	POLE SHED	0 100	6	16	96.00	SF	15.00	15.00	100	1975	1975	3	20	288	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	

TOTAL OB/XF											
4,482											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										179,411	
TOTAL MARKET OB/XF VALUE										4,482	
TOTAL LAND VALUE - MARKET										88,650	
TOTAL MARKET VALUE										272,543	
SOH/AGL Deduction										144,626	
ASSESSED VALUE										127,917	
TOTAL EXEMPTION VALUE										HX HB WX SX 105,722	
BASE TAXABLE VALUE										22,195	
TOTAL JUST VALUE										272,543	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										244,444	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8024	NEW CONSTR	75,376	04/22/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1480/1444	2/23/2007	QC	Q	I	01	100	
GRANTOR: WADE BOBBY R & JURNEY							
GRANTEE: WADE JURNEY F							
0123/0514	5/01/1972	WD	Q	I		13,000	
GRANTOR: PATE CHARLES WARNER &							
GRANTEE: WADE BOBBY R & JURN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W26 SFB=[YR=2006] W24 FOP=[YR=1993] W4 DCK=[YR=1993] W9 S24 E9 N24\$ S7 E4 N7\$ S7 E24 N7\$ S7 W28 S26 FOP=[YR=1993] S7 E28 N7 W28\$ E28 S5 E14 S2 E12 N40\$.											