



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 60
Interior Floor	14	CARPET 40
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
---------	--	----------	----

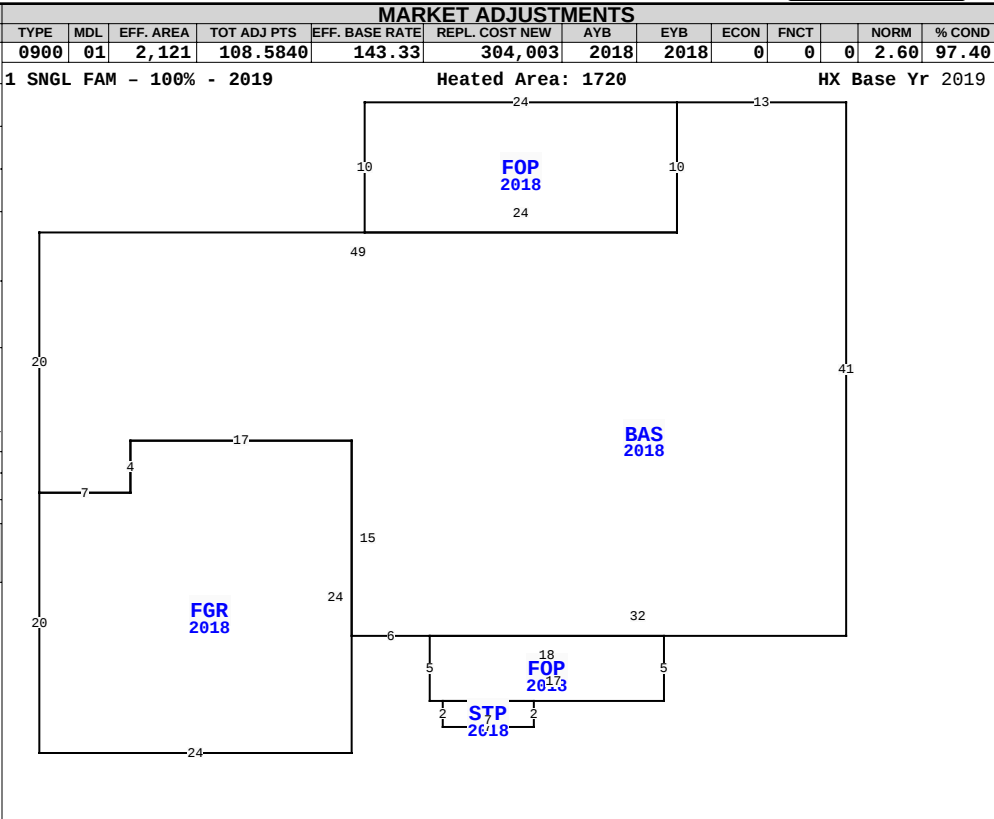
NEIGHBORHOOD/LOC	5001.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100	2018	1,720	240,118
FGR	548	55	2018	301	42,020
FOP	90	30	2018	27	3,769
FOP	240	30	2018	72	10,052
STP	14	10	2018	1	139

TOTALS	2,612			2,121	296,099
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	522.00	SF	6.50
2	0810	CONCRETE A	0	100	0	0	736.00	SF	6.50
3	0866	POOL FIBER	0	100	30	14	420.00	SF	72.00
4	0855	CONC PAVER	0	100	0	0	1,028.00	SF	10.00
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
6	0462	ST/AL FNC	0	100	114	4	456.00	SF	10.00
7	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.40



48895 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	0810	CONCRETE A	0	100	0	0	522.00	SF	6.50	6.50	100	2019	2019	3	97	3,291	
2	0810	CONCRETE A	0	100	0	0	736.00	SF	6.50	6.50	100	2019	2019	3	97	4,640	
3	0866	POOL FIBER	0	100	30	14	420.00	SF	72.00	72.00	100	2025	2024		100	30,240	
4	0855	CONC PAVER	0	100	0	0	1,028.00	SF	10.00	10.00	100	2025	2024		100	10,280	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
6	0462	ST/AL FNC	0	100	114	4	456.00	SF	10.00	10.00	100	2025	2024		100	4,560	
7	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2025	2024		100	900	

TOTAL OB/XF													55,911		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
OR	0.00	0.00	1.40	AC		1.00	1.00	1.00	45,000.00	45,000.00					

NASSAU COUNTY PROPERTY										PAGE 1 of 2										4									
VALUATION SUMMARY										STANDARD																			
VALUATION BY										Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										357,115																			
TOTAL MARKET OB/XF VALUE										55,911																			
TOTAL LAND VALUE - MARKET										63,000																			
TOTAL MARKET VALUE										476,026																			
SOH/AGL Deduction										156,435																			
ASSESSED VALUE										319,591																			
TOTAL EXEMPTION VALUE										50,722										HX HB									
BASE TAXABLE VALUE										268,869																			
TOTAL JUST VALUE										476,026																			
NCON VALUE										47,980																			
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE										397,186																			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240009915	14*30 FG POOL	78,000	08/27/2024
17002137	CO ISSUED	0	02/05/2018
17002137	NEW CONSTR	222,398	04/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2186/1725	3/26/2018	WD	U	V	11	100	
GRANTOR: LOYD FRANKLIN E SR &							
GRANTEE: LOYD FRANKLIN E III							
2186/1722	3/26/2018	WD	U	V	11	100	
GRANTOR: GEIGER GERNIE & HARRI							
GRANTEE: LOYD FRANKLIN E SR							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2018] W13 FOP=[YR=2018] W24 S10 E24 N10\$ S10 W49 S20									
FGR=[YR=2018] S20 E24 N24 W17 S4 W7\$ E7 N4 E17 S15 E6									
FOP=[YR=2018] S5 E1 STP=[YR=2018] S2 E7 N2 W7\$ E17 N5 W18\$ E32 N41\$.									

[illegible]