PARCEL 1-1 OF SEC 19 &
PARCEL 3-1 OF SEC 20
IN OR 1923/28

OAKES JASON A & PHYLLIS A
48300 HADDOCK DRIVE
HILLIARD, FL 32046

2025

20-4N-25-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

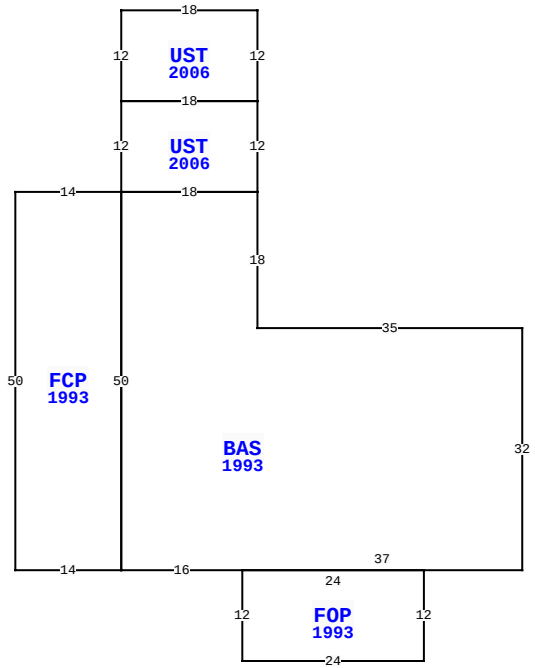
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,020	100	1993	2,020	153,988
FCP	700	25	1993	175	13,341
FOP	288	30	1993	86	6,556
UST	216	45	2006	97	7,394
UST	216	45	2006	97	7,394
TOTALS	3,440			2,475	188,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,475	116.2560	116.26	287,744	1964	1972	0	0	0	34.43	65.57

1 SINGLE FAM – 100% - 2015 Heated Area: 2020 HX Base Yr 2015



48300 HADDOCK DR, 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		188,674
TOTAL MARKET OB/XF VALUE		4,887
TOTAL LAND VALUE - MARKET		161,070
TOTAL MARKET VALUE		354,631
SOH/AGL Deduction		164,593
ASSESSED VALUE		190,038
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		139,316
TOTAL JUST VALUE		354,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1923/0028	6/11/2014	WD	Q	I	01	219,000
GRANTOR: CHANCE GREGORY A & KR						
GRANTEE: OAKES JASON A & PHY						
1709/0464	11/09/2010	QC	U	I	11	100
GRANTOR: CHANCE GREGORY RAY &						
GRANTEE: CHANCE GREGORY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 N18 UST=[YR=2006] N12 UST=[YR=2006] N12 W18 S12E18$ W18 S12E18$ W18 FCP=[YR=1993] W14 S50 E14 N50$ S50 E16 FOP=[YR=1993] S12 E24 N12W24$ E37 N32$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	9001	CONTANR 40	0	100	0	0	1.00	UT	1,400.00	1,400.00	0	1990	1990	3	100	1,400	
3	0811	CONCRETE B	0	100	36	20	720.00	SF	5.20	5.20	100	1988	1988	3	52	1,947	

LAND DESCRIPTION

TOTAL OB/XF 4,887

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	19,500.00	19,500.00	19,500							
2	000100	C	RES	100	0005	OR	0.00	0.00	7.26	AC		1.00	1.00	1.00	19,500.00	19,500.00	141,570							

REVIEW DATE 12/02/2019 BY KBA Total Acres: 8.26 Total Land Value: 161,070 Market: 0 Agricultural: 0 Common: 161,070 PRINTED 07/30/2025 BY SYS