PARCEL 1-4 IN SEC 19 &
PARCEL 3-4 IN SEC 20
R378151 & R378152

ROACH SHIRLEY A
48250 HADDOCK DRIVE
HILLIARD, FL 32046

2025

20-4N-25-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

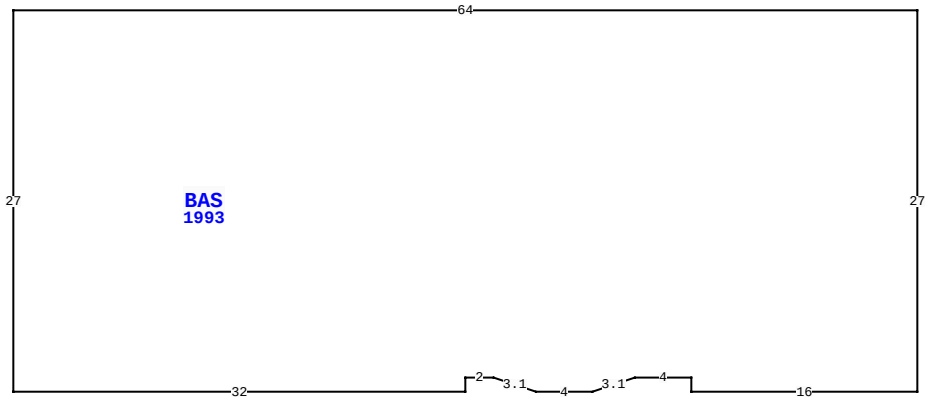
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,719	100	1993	1,719	48,682
TOTALS	1,719			1,719	48,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,719	118.0000	94.40	162,274	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1999 Heated Area: 1719 HX Base Yr 1999



48250 HADDOCK DR, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		48,682
TOTAL MARKET OB/XF VALUE		320
TOTAL LAND VALUE - MARKET		82,800
TOTAL MARKET VALUE		131,802
SOH/AGL Deduction		88,828
ASSESSED VALUE		42,974
TOTAL EXEMPTION VALUE	HX HB DX WX	35,000
BASE TAXABLE VALUE		7,974
TOTAL JUST VALUE		131,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0845/0946	8/19/1998	WD	U	I	07	100
GRANTOR: SEARCY MICHAEL C						
GRANTEE: ROACH CARL & SHIRLE						
0837/0088	6/10/1998	WD	Q	I		49,900
GRANTOR: SEARCY MICHAEL C						
GRANTEE: ROACH CARL J & SHIR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S27 E32 N1 E2 D1 R3 E4 U1 R3 E4 S1 E16 N27$.

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	1242	WD DECK A	0	100	0	0	64.00	SF	10.00	10.00	100	2012	2012	3	50	320	

LAND DESCRIPTION

TOTAL OB/XF 320

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		OR	0.00	0.00	1.84	AC		1.00	1.00	1.00	45,000.00	45,000.00	82,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.84 Total Land Value: 82,800 Market: 0 Agricultural: 0 Common: 82,800 PRINTED 07/30/2025 BY SYS