PT GOVT LOT 3 OF SEC 20-4N-25E
& PT OF NE1/4 OF NE1/4 OF
SEC 19-4N-25E IN OR 2673/1320

PICKETT JONNI LEE/HERRIN HOPE LEE
48366 HADDOCK DRIVE
HILLIARD, FL 32046

2025

20-4N-25-0000-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

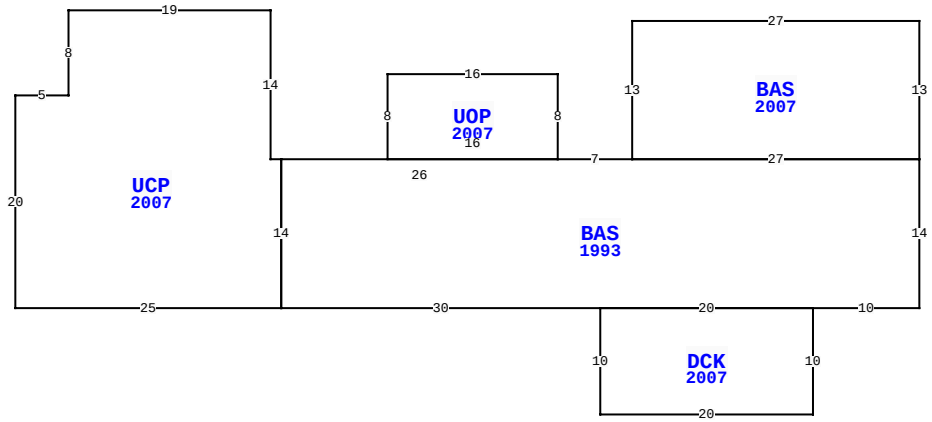
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	1993	840	17,418
BAS	351	100	2007	351	7,278
DCK	200	15	2007	30	622
UCP	646	20	2007	129	2,675
UOP	128	25	2007	32	664
TOTALS	2,165			1,382	28,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,382	86.4000	69.12	95,524	1980	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2017 Heated Area: 1191 HX Base Yr 2017



48366 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		247,380
TOTAL MARKET OB/XF VALUE		2,610
TOTAL LAND VALUE - MARKET		63,450
TOTAL MARKET VALUE		313,440
SOH/AGL Deduction		55,264
ASSESSED VALUE		258,176
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		207,454
TOTAL JUST VALUE		313,440
NCON VALUE		218,723
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001415	REPLACEMENT MOBIL	0	02/06/2024
MH230014545	MOBILE HOME	0	11/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2673/1320	10/11/2023	WD	U	I	11	100
GRANTOR: PICKETT JONNI-LEE HER						
GRANTEE: PICKETT JONNI LEE						
2034/1132	3/16/2016	FJ	U	I	18	100
GRANTOR: HERRIN JOHN BURTON JR						
GRANTEE: HERRIN JONNI-LEE						

BUILDING NOTES

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	0681	POLE SHED	0	100	16	42	672.00	SF	7.50	7.50	100	1987	1987	3	20	1,008	
2	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	2000	2000	3	77	1,602	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-27,13] W7 W26 S14 E30 E20 E10 N14 W27 $
UCP=[YR=2007;ORIG=-60,13] W1 N14 W19 S8 W5 S20 E25 N14 $
BAS=[YR=2007;ORIG=0,0] W27 S13 E27 N13 $
DCK=[YR=2007;ORIG=-30,27] S10 E20 N10 W20 $
UOP=[YR=2007;ORIG=-34,13] N8 W16 S8 E16 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,610

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	120.00	510.00	1.41	AC		1.00	1.00	1.00	45,000.00	45,000.00	63,450							

REVIEW DATE 05/14/2024 BY TW Total Acres: 1.41 Total Land Value: 63,450 Market: 0 Agricultural: 0 Common: 63,450 PRINTED 07/30/2025 BY SYS

PT GOVT LOT 3 OF SEC 20-4N-25E
& PT OF NE1/4 OF NE1/4 OF
SEC 19-4N-25E IN OR 2673/1320

PICKETT JONNI LEE/HERRIN HOPE LEE
48366 HADDOCK DRIVE
HILLIARD, FL 32046

2025

20-4N-25-0000-0003-0050

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	08	SHT VINYL 100
Interior Kitc	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

DELETED NEW

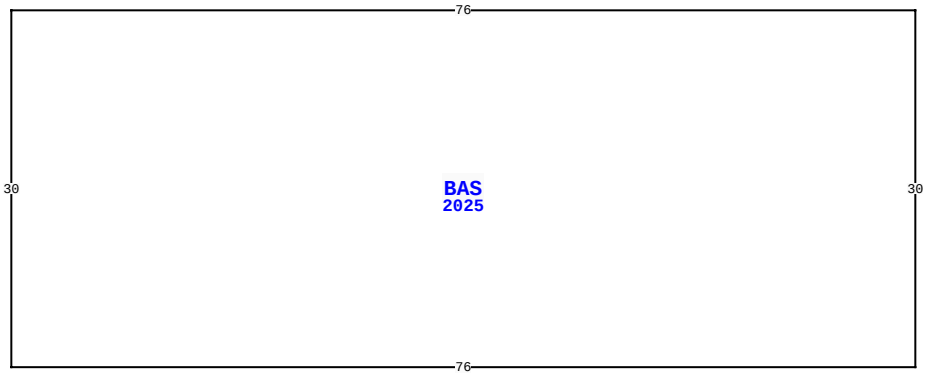
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2025	2,280	218,723
TOTALS	2,280			2,280	218,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	114.0000	96.90	220,932	2024	2024	0	0	0	1.00	99.00

2 M/H 94+ – 100% - 2025 Heated Area: 2280 HX Base Yr 2017



48366 HADDOCK DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: PICKETT JONNI LEE						
2034/1132	3/16/2016	FJ	U	I	18	100
GRANTOR: HERRIN JOHN BURTON JR						
GRANTEE: HERRIN JONNI-LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E76 S30 W76 N30 $
.

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

REVIEW DATE 05/14/2024 BY TW Total Acres: 1.41 Total Land Value: 63,450 Market: 0 Agricultural: 0 Common: 63,450 PRINTED 07/30/2025 BY SYS