OR 242/28
IN OR 2437/203
PARCELS 6 & 7

DAVIS KATHERINE ANN BULFORD
481209 HADDOCK RD
HILLIARD, FL 32046

2025

20-4N-25-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

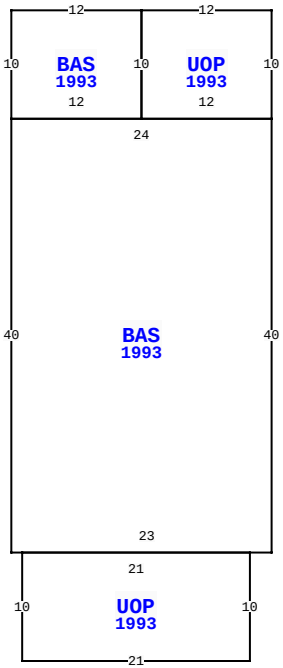
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	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	120	100	1993	120	5,743
BAS	960	100	1993	960	45,945
UOP	120	20	1993	24	1,149
UOP	210	20	1993	42	2,010
TOTALS	1,410			1,146	54,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,146	91.1600	91.16	104,469	1944	1944	0	0	0	47.50	52.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1080 HX Base Yr 2022



481209 HADDOCK RD, 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		54,846
TOTAL MARKET OB/XF VALUE		1,022
TOTAL LAND VALUE - MARKET		195,975
TOTAL MARKET VALUE		251,843
SOH/AGL Deduction		7,799
ASSESSED VALUE		244,044
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		188,322
TOTAL JUST VALUE		251,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E96-2457	NEW CONSTR	0	02/01/1996
94760	XFOB	4,080	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2437/0203	2/10/2021	WD	Q	I	01	150,000
GRANTOR: LEE TYRA & MARLA SUMM						
GRANTEE: DAVIS KATHERINE ANN						
2429/0169	1/28/2021	FJ	U	I	11	100
GRANTOR: HADDOCK MARY CAROL						
GRANTEE: SUMMERVILLE LARRY						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W12 BAS=[YR=1993] W12 S10 BAS=[YR=1993] S40 E1 UOP=[YR=1993] S10 E21 N10 W21$ E23 N40 W24$ E12 N10$ S10 E12 N10$.

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	0940	SHEDS/PORT	0	100	12	20	240.00	SF	21.30	21.30	100	1996	1996	3	20	1,022	

LAND DESCRIPTION

TOTAL OB/XF 1,022

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	1.93	AC		1.00	1.00	1.00	19,500.00	19,500.00	37,635							
2	000100	C	RES	100		OR	0.00	0.00	8.12	AC		1.00	1.00	1.00	19,500.00	19,500.00	158,340							

REVIEW DATE 08/03/2020 BY KBA Total Acres: 10.05 Total Land Value: 195,975 Market: 0 Agricultural: 0 Common: 195,975 PRINTED 07/30/2025 BY SYS