PT OF LOT 43
IN OR 2195/1955
ESMT OR 1437/609

HADDOCK SUMMER
36052 JADES COVE
HILLIARD, FL 32046

2025

28-3N-24-2020-0043-0040

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	05	Quality Level 05

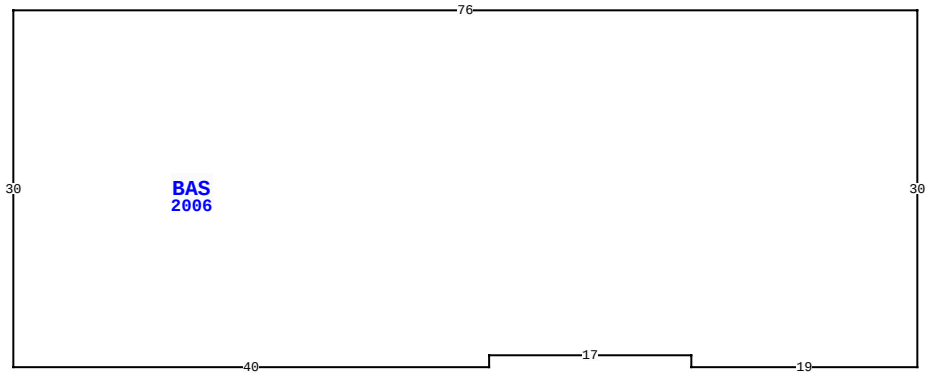
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,263	100	2006	2,263	150,984
TOTALS	2,263			2,263	150,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,263	140.1600	119.14	269,614	2006	2006	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2019 Heated Area: 2263 HX Base Yr 2019



36052 JADES CV, HILLIARD

BLD DATE	03/01/2007	JH	LGL DATE	
XF DATE	03/05/2007	JH	LAND DATE	05/21/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		150,984
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		72,900
TOTAL MARKET VALUE		226,999
SOH/AGL Deduction		97,990
ASSESSED VALUE		129,009
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,287
TOTAL JUST VALUE		226,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4868	MH MOVE-ON	0	12/20/2006
P11716	OTHER	0	11/01/2006
E18032	ELEC OTHER	0	09/01/2006
M12038	MECH OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2195/1955	4/30/2018	SW	U	I	12	94,900
GRANTOR: MATAWIN VENTURES TRUS						
GRANTEE: HADDOCK SUMMER						
2127/1799	6/06/2017	MS	U	I	12	155,800
GRANTOR: FRANK ERIC M & AMANDA						
GRANTEE: WILMINGTON SAVINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W76S30E40N1E17S1E19N30 $.

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	2006	2006	3	89	3,115	

TOTAL OB/XF 3,115

LAND DESCRIPTION

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	1.62	AC		1.00	1.00	1.00	45,000.00	45,000.00	72,900							

REVIEW DATE 05/20/2022 BY TWA Total Acres: 1.62 Total Land Value: 72,900 Market: 0 Agricultural: 0 Common: 72,900 PRINTED 07/30/2025 BY SYS