IN OR 1892/81
EX 16-1

HADDOCK LARRY L
38377 LEON HADDOCK RD
HILLIARD, FL 32046

2025

32-4N-24-0000-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 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

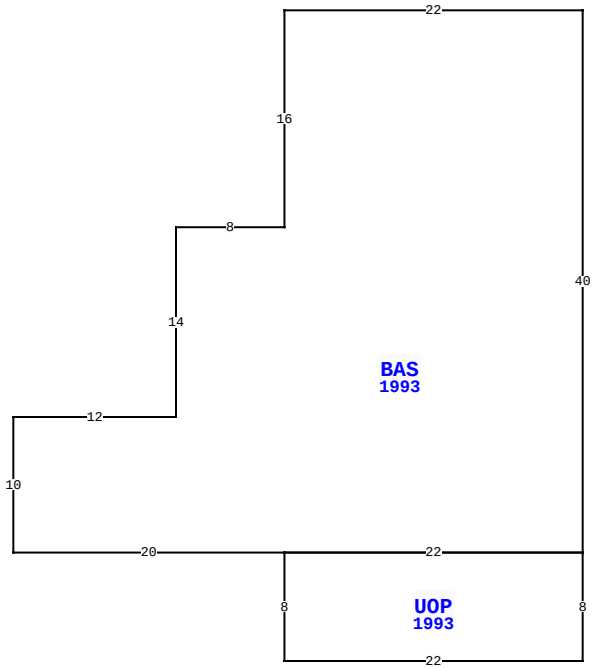
DOR CODE 5600 TIMBERLAND 70-79
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,192	100	1993	1,192	49,278
UOP	176	20	1993	35	1,447
TOTALS	1,368			1,227	50,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,227	82.6800	82.68	101,448	1930	1930	0	0	0	50.00	50.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1192 HX Base Yr 2014



38377 LEON 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		50,724
TOTAL MARKET OB/XF VALUE		958
TOTAL LAND VALUE - MARKET		465,500
TOTAL MARKET VALUE		106,827
SOH/AGL Deduction		56,378
ASSESSED VALUE		50,449
TOTAL EXEMPTION VALUE	HX HB	25,449
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		517,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1892/0081	11/27/2013	WD	U	I	11	100
GRANTOR: HADDOCK LARRY L TRUST						
GRANTEE: HADDOCK LARRY L						
1144/1079	6/11/2003	WD	U	I	18	100
GRANTOR: HADDOCK HERBERT & ALI						
GRANTEE: HADDOCK HERBERT L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S16 W8 S14 W12 S10 E20 UOP=[YR=1993] S8 E22 N8W22$ E22 N40$.

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	38	21	798.00	SF	6.00	6.00	100	1930	1930	3	20	958	

LAND DESCRIPTION

TOTAL OB/XF 958

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	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	370.00	370.00	2,220							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	225.00	225.00	1,350							
4	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	330.00	330.00	2,970							
5	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	515.00	515.00	3,605							
6	009910	M	MARKET VALUE	0	0007	OR	0.00	0.00	29.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	420,500							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 29.00 Total Land Value: 55,145 Market: 420,500 Agricultural: 10,145 Common: 45,000 PRINTED 07/30/2025 BY SYS