PT OF S1/2 OF N1/2 OF NW1/4 OF NW1/4 IN OR 1626/1946

HADDOCK LEROY G & PATRICIA ANN
456652 OLD DIXIE HWY
HILLIARD, FL 32046

2025

34-3N-24-0000-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	01	Quality Level 01

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 09

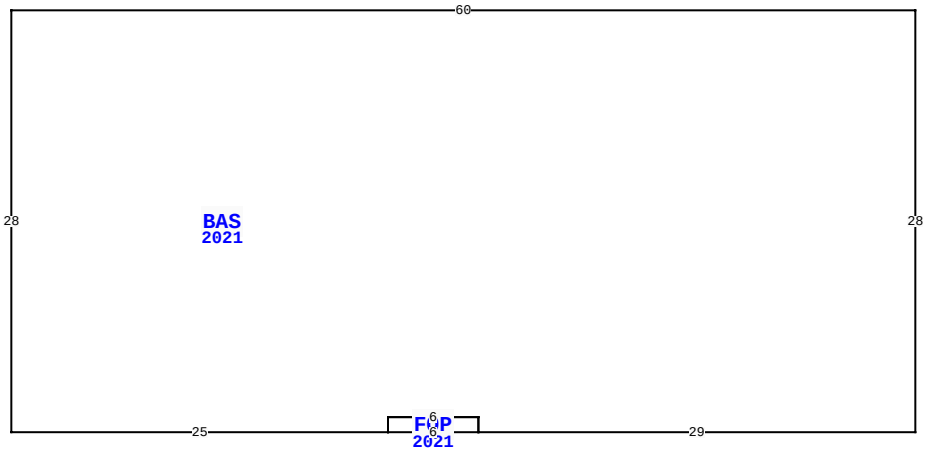
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	2021	1,674	20,808
FOP	6	30	2021	2	25
TOTALS	1,680			1,676	20,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0820	02	1,676	62.1500	49.72	83,331	1986	1986	0	0	25	70.00	25.00

1 M/H 93- – 0% - 0 Heated Area: 1674 HX Base Yr



456409 OLD DIXIE HWY, 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	20,833
TOTAL MARKET OB/XF VALUE	2,030
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	67,863
SOH/AGL Deduction	14,448
ASSESSED VALUE	53,415
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,415
TOTAL JUST VALUE	67,863
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008663	MH MOVE-ON	0	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1626/1946	6/27/2009	QC	U	I	11	100
GRANTOR: SMITH SHAWN & SUMMER						
GRANTEE: HADDOCK LEROY GLENN						
1476/0451	2/02/2007	QC	Q	I	01	100
GRANTOR: BETTS MERLE & MARY AN						
GRANTEE: SMITH SHAWN & SUMME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W60 S28 E25 FOP=[YR=2021] E6 N1 W6 S1$ N1 E6 S1 E29 N28$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 2,030

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	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/02/2021 BY TW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS