PT JOSEPH HADDOCK DONATION
SEC 43-4N-25E IN OR 2542/1569
(EX R/W IN OR 602/575 & EX

BJORNSON SANDRA
481342 HADDOCK RD
HILLARD, FL 32046

2025

43-4N-25-0000-0002-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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
Quality	03	Quality Level 03

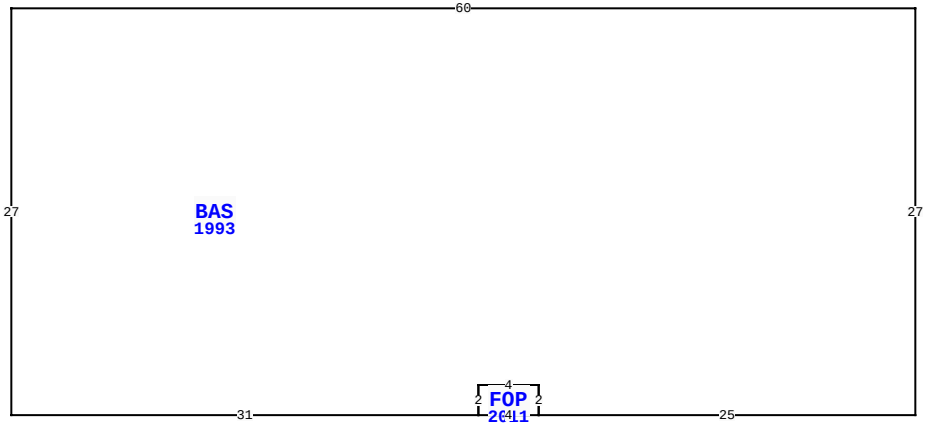
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1993	1,612	84,959
FOP	8	30	2011	2	105
TOTALS	1,620			1,614	85,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,614	122.0000	97.60	157,526	1986	2005	0	0	0	46.00	54.00

1 M/H 93- – 100% - 2023 Heated Area: 1612 HX Base Yr 2023



481342 HADDOCK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

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	1986	1986	3	58	2,030	
2	1242	WD DECK A	0	100	30	8	240.00	SF	10.00	10.00	100	1989	1989	3	20	480	
3	1242	WD DECK A	0	100	33	12	396.00	SF	10.00	10.00	100	1989	1989	3	20	792	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		85,064
TOTAL MARKET OB/XF VALUE		3,302
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		133,366
SOH/AGL Deduction		31,988
ASSESSED VALUE		101,378
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		656
TOTAL JUST VALUE		133,366
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/1569	2/23/2022	WD	Q	I	01	183,000
GRANTOR: LITEBORN CLIFFORD S B						
GRANTEE: BJORNSON SANDRA						
2209/1026	5/29/2018	SW	U	I	12	22,000
GRANTOR: BANK OF AMERICA						
GRANTEE: LITEBORN CLIFFORD S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E31 FOP=[YR=2011] E4 N2 W4 S2$ N2 E4 S2 E25 N27$.

LAND DESCRIPTION

TOTAL OB/XF 3,302

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	0006	OR	218.00	195.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/22/2022 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS