PT JOSEPH HADDOCK DONATION
SEC 43-4N-25E IN OR 2551/734
(EX R/W IN OR 602/578)

JACKSON BRUCE
481294 HADDOCK ROAD
HILLIARD, FL 32046

2025

43-4N-25-0000-0003-0000

BUILDING CHARACTERISTICS

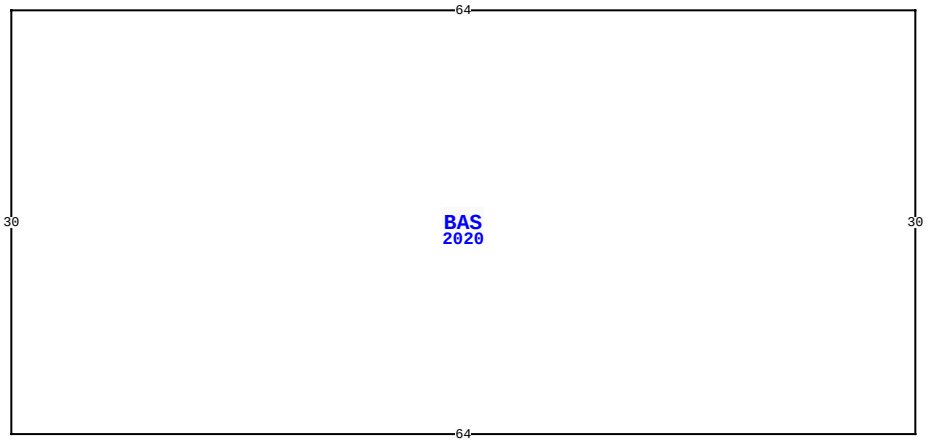
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04
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	1,920	100	2020	1,920	202,610
TOTALS	1,920			1,920	202,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,920	130.6800	111.08	213,274	2020	2020	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 2020 Heated Area: 1920 HX Base Yr 2020



481294 HADDOCK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		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		251,698
TOTAL MARKET OB/XF VALUE		17,459
TOTAL LAND VALUE - MARKET		85,500
TOTAL MARKET VALUE		354,657
SOH/AGL Deduction		98,109
ASSESSED VALUE		256,548
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,826
TOTAL JUST VALUE		354,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH201285	CO ISSUED	0	04/01/2020
20001285	MH MOVE-ON	0	02/12/2020
E12004	NEW CONSTR	0	11/14/2003
P7297	MH MOVE-ON	0	11/05/2003
MH4253	MH MOVE-ON	0	11/01/2003
8780	MH MOVE-ON	14,000	01/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2551/0734	3/14/2021	WD	U	I	30	170,000
GRANTOR: ROWE SHERYL						
GRANTEE: JACKSON BRUCE C						
2323/0692	11/06/2019	QC	U	I	11	100
GRANTOR: ROWE SHERYL						
GRANTEE: ROWE SHERYL & BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W64 S30 E64 N30$.

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	0810	CONCRETE A	0	100	9	43	387.00	SF	6.50	6.50	100	1980	1980	3	30	755	
2	0681	POLE SHED	0	100	60	40	2,400.00	SF	15.00	15.00	100	2006	2006	3	40	14,400	
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2006	2006	3	24	1,440	
4	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2006	2006	3	24	864	

LAND DESCRIPTION

TOTAL OB/XF 17,459

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	0.00	0.00	1.90	AC		1.00	1.00	1.00	45,000.00	45,000.00	85,500							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 1.90 Total Land Value: 85,500 Market: 0 Agricultural: 0 Common: 85,500 PRINTED 07/30/2025 BY SYS

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481294 HADDOCK ROAD
HILLIARD, FL 32046

2025

43-4N-25-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 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
Quality	04	Quality Level 04

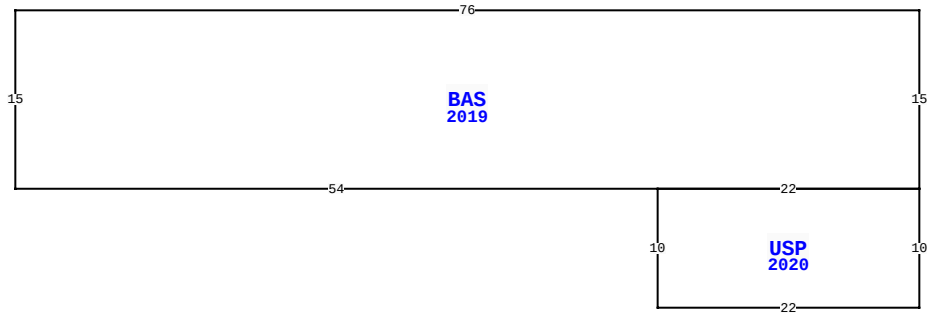
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2019	1,140	44,768
USP	220	50	2020	110	4,320
TOTALS	1,360			1,250	49,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,250	132.0000	112.20	140,250	1997	1997	0	0	0	65.00	35.00

2 M/H 94+ – 0% - 2020 Heated Area: 1140 HX Base Yr 2020



481294 HADDOCK RD, HILLIARD

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2323/0692	11/06/2019	QC	U	I	11	100
GRANTOR: ROWE SHERYL						
GRANTEE: ROWE SHERYL & BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S15 E54 USP=[YR=2020] S10 E22 N10 W22$ E22 N15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/31/2024 BY KBA Total Acres: 1.90 Total Land Value: 85,500 Market: 0 Agricultural: 0 Common: 85,500 PRINTED 07/30/2025 BY SYS