

PT ZACHARIAH HADDOCK GRANT
SEC 48-4N-25E IN OR 351/358,
OR 743/1563 & OR 1948/847

GREENE DAVID R & LINDA J
48182 BOW HUNTER LANE
HILLIARD, FL 32046

2025

48-4N-25-0000-0001-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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		2 100
Bathrooms		2.5 100
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	5501	TIMBER 2-2 SI 80-89

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	1,948	100	1995	1,948	175,710
FGR	540	55	1995	297	26,789
FOP	416	30	1995	125	11,275
FST	200	55	1995	110	9,922

TOTALS	3,104			2,480	223,696
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0351	CARPORT MT	0 100	25	18	450.00	SF	4.00	4.00
3	0350	CARPORT WD	0 100	24	22	528.00	SF	13.00	13.00
4	0810	CONCRETE A	0 100	25	20	500.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00
3	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	7.08
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.08

REVIEW DATE	04/30/2024	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,480	110.0000	110.00	272,800	1995	2000	0	0	0 18.00	82.00	
1 SINGLE FAM - 100% - 1983 Heated Area: 1948 HX Base Yr 1983												
48182 BOW HUNTER LN, HILLIARD												
BLD DATE: 05/21/2025 MLU XF DATE: 10/22/2024 KBA INC DATE:												

TOTAL OB/XF 7,091												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995
2	0351	CARPORT MT	0 100	25	18	450.00	SF	4.00	4.00	100	1999	1999
3	0350	CARPORT WD	0 100	24	22	528.00	SF	13.00	13.00	100	1999	1999
4	0810	CONCRETE A	0 100	25	20	500.00	SF	6.50	6.50	100	2004	2004

TOTAL OB/XF 7,091												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00
3	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	7.08	AC		1.00
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.08	AC		1.00

Total Acres:	9.08	Total Land Value:	49,146	Market:	157,560	Agricultural:	4,146	Common:	45,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		223,696	
TOTAL MARKET OB/XF VALUE		7,091	
TOTAL LAND VALUE - MARKET		202,560	
TOTAL MARKET VALUE		279,933	
SOH/AGL Deduction		116,860	
ASSESSED VALUE		163,073	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		112,351	
TOTAL JUST VALUE		433,347	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		337,413	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530290	DEMOLITION	1,500	04/01/2015
E10754	NEW CONSTR	0	12/01/2002
MH4019	MH MOVE-ON	0	12/01/2002
P6311	NEW CONSTR	0	12/01/2002
B951990	NEW CONSTR	87,000	06/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0743/1563	11/08/1995	QC	Q	I	01	100	
GRANTOR: GREENE DAVID R							
GRANTEE: GREENE DAVID & LIND							
0351/0358	1/01/1982	WD	Q	V		13,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES							

BUILDING DIMENSIONS							
FST=[YR=1995] W20 BAS=[YR=1995] W3 N3 W8 S3 W41 S37 FOP=[YR=1995] S8 E52 N8 FGR=[YR=1995] E20 N27 W20 S27\$ W52\$ E52 N37\$ S10 E20 N10\$.							