PT ZACHARIAH HADDOCK GRANT
SEC 48-4N-25E IN OR 2697/1093
(EX PT IN OR 762/853)

HULS BRIAN & BRANDY
49073 TRIANGLE DRIVE
HILLIARD, FL 32046

2025

48-4N-25-0000-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

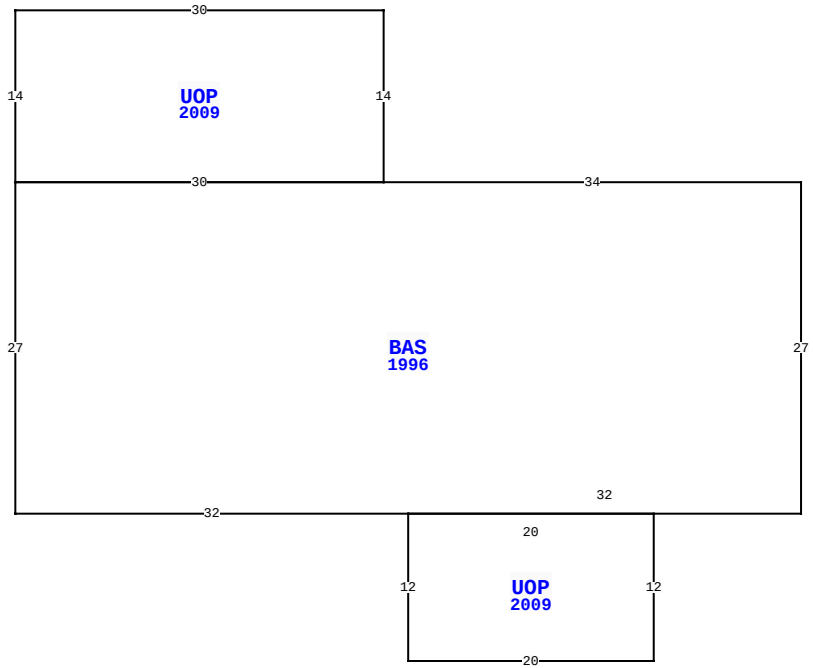
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,728	100	1996	1,728	51,290
UOP	240	25	2009	60	1,781
UOP	420	25	2009	105	3,117
TOTALS	2,388			1,893	56,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,893	116.4000	98.94	187,293	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 2025 Heated Area: 1728 HX Base Yr



49073 TRIANGLE DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	56,188
TOTAL MARKET OB/XF VALUE	11,617
TOTAL LAND VALUE - MARKET	180,885
TOTAL MARKET VALUE	248,690
SOH/AGL Deduction	0
ASSESSED VALUE	248,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,690
TOTAL JUST VALUE	248,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	279,754

VIN #GAFLV05A26546CW22 / GAFLV05B26546CW22 _ PURCH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971666	MH MOVE-ON	0	02/01/1997
MH961463	MH MOVE-ON	0	08/01/1996
8972	MH MOVE-ON	36,000	07/23/1992
7540	CHNGE SRVC	0	07/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2697/1093	2/29/2024	WD	Q	I	01	322,000
GRANTOR: CRAWFORD W A JR & JEA						
GRANTEE: HULS BRIAN & BRANDY						
0679/1080	4/23/1993	QC	Q	I	01	100
GRANTOR: GARRISON NANCY CRAWFO						
GRANTEE: CRAWFORD W A JR & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W34 UOP=[YR=2009] N14 W30 S14 E30$ W30 S27 E32
UOP=[YR=2009] S12 E20 N12 W20$ E32 N27$.

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	0940	SHEDS/PORT	0	0	20	16	320.00	SF	20.10	20.10	100	1989	1989	3	20	1,286	
2	0681	POLE SHED	0	0	20	32	640.00	SF	15.00	15.00	100	1992	1992	3	20	1,920	
3	0940	SHEDS/PORT	0	0	10	16	160.00	SF	20.10	20.10	100	1985	1985	3	20	643	
4	0940	SHEDS/PORT	0	0	10	16	160.00	SF	20.10	20.10	100	1984	1984	3	20	643	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
6	0681	POLE SHED	0	0	20	16	320.00	SF	15.00	15.00	100	1996	1996	3	23	1,104	
7	0681	POLE SHED	0	0	44	34	1,496.00	SF	8.55	8.55	100	1999	1999	3	26	3,326	

LAND DESCRIPTION

TOTAL OB/XF 11,617

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	0007	OR	0.00	0.00	11.67	AC		1.00	1.00	1.00	15,500.00	15,500.00	180,885							

REVIEW DATE 04/08/2024 BY TWA Total Acres: 11.67 Total Land Value: 180,885 Market: 0 Agricultural: 0 Common: 180,885 PRINTED 07/30/2025 BY SYS