PT ZACH HADDOCK GRANT
SEC 48-4N-25E IN OR 2042/776
(EX UTIL ESMT IN OR 1030/1366)

SCHAAK CLIFFORD
49085 CANYON CREEK RD
HILLIARD, FL 32046

2025

48-4N-25-0000-0001-0240

BUILDING CHARACTERISTICS

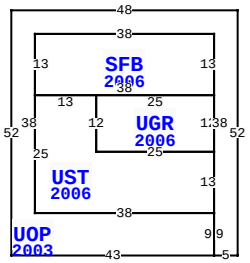
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

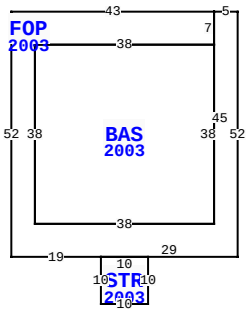
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100	2003	1,444	170,095
FOP	1,052	30	2003	316	37,223
FOP	1,052	30	2003	316	37,223
FUS	1,444	100	2003	1,444	170,095
SFB	494	80	2006	395	46,528
STR	100	10	2003	10	1,178
UGR	300	45	2006	135	15,902
UOP	1,052	20	2003	210	24,737
UST	650	45	2006	292	34,396
TOTALS	7,588			4,562	537,377

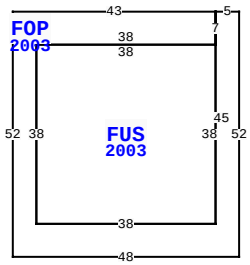
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,562	98.8785	130.52	595,432	2003	2004	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2017 Heated Area: 3283 HX Base Yr 2017







49085 CANYON CREEK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		620,746
TOTAL MARKET OB/XF VALUE		35,984
TOTAL LAND VALUE - MARKET		171,200
TOTAL MARKET VALUE		827,930
SOH/AGL Deduction		391,918
ASSESSED VALUE		436,012
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		385,290
TOTAL JUST VALUE		827,930
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		753,710

BLDG #3 -GARAGE - CLOSEST TO STREET

BLDG #2 -GARAGE- CLOSEST TO SFR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M6002	H/AC	0	12/01/2002
P6290	NEW CONSTR	0	12/01/2002
E8998	NEW CONSTR	0	01/01/2002
3732	REPAIR/RRF	3,500	12/01/2001
9057	NEW CONSTR	211,648	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2042/0776	4/22/2016	SW	U	I	12	170,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: SCHAAK CLIFFORD						
2000/0263	8/25/2015	SW	U	I	12	100
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W38 S38 E38 N38 $ FOP=[YR=2003] N7 W43 S52 E19 STR=[YR=2003] S10 E10 N10W10$ E29 N52 W5 S45 W38 N38E38 $ PTR= E58 FUS=[YR=2003] W38 S38E38 N38 $ FOP=[YR=2003] N7 W43 S52 E48 N52 W5 S45 W38 N38 E38 $ W58 $ PTR= N40 UST=[YR=2006] N13 UGR=[YR=2006] N12 SFB=[YR=2006] N13 W38 S13 E38 $ W25 S12 E25 $ W25 N12 W13 S25 E38 $ UOP=[YR=2003] N38W38 S38 E38 S9 W43 N52 E48 S52W5 N9 $ S40 $.

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	100	17	10	170.00	SF	30.00	30.00	100	2002	2002	3	20	1,020	
2	0681	POLE SHED	0	100	17	8	136.00	SF	15.00	15.00	100	2002	2002	3	29	592	
3	0681	POLE SHED	0	100	17	8	136.00	SF	15.00	15.00	100	2002	2002	3	29	592	
4	0681	POLE SHED	0	100	10	3	30.00	SF	15.00	15.00	100	2002	2002	3	29	131	
5	0812	CONCRETE C	0	100	0	0	3,404.00	SF	4.00	4.00	100	2008	2008	3	88	11,982	
6	0300	BOAT DCK W	0	100	0	0	888.00	SF	40.00	40.00	100	2008	2008	3	48	17,050	
7	0415	BEACHWALK	0	100	518	5	2,590.00	SF	5.75	5.75	100	2008	2008	3	31	4,617	

LAND DESCRIPTION

TOTAL OB/XF 35,984

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	000132	C	RES RIVER	100	0005	OR	0.00	0.00	4.28	AC		1.00	1.00	2.00	20,000.00	40,000.00	171,200							

REVIEW DATE 12/28/2023 BY KWA Total Acres: 4.28 Total Land Value: 171,200 Market: 0 Agricultural: 0 Common: 171,200 PRINTED 07/30/2025 BY SYS

PT ZACH HADDOCK GRANT
SEC 48-4N-25E IN OR 2042/776
(EX UTIL ESMT IN OR 1030/1366)

SCHAAK CLIFFORD
49085 CANYON CREEK RD
HILLIARD, FL 32046

2025

48-4N-25-0000-0001-0240

BUILDING CHARACTERISTICS

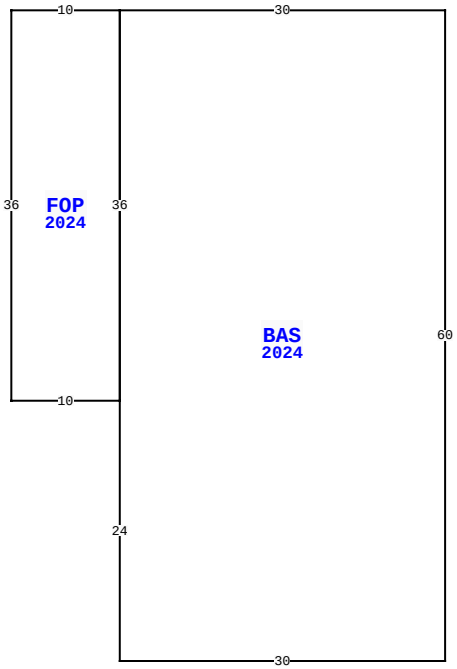
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
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	1,800	100	2024	1,800	35,278
FOP	360	30	2024	108	2,117
TOTALS	2,160			1,908	37,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,908	56.3500	20.85	39,782	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2024 Heated Area: 1800 HX Base Yr 2017



49085 CANYON CREEK RD, HILLIARD

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		620,746
TOTAL MARKET OB/XF VALUE		35,984
TOTAL LAND VALUE - MARKET		171,200
TOTAL MARKET VALUE		827,930
SOH/AGL Deduction		391,918
ASSESSED VALUE		436,012
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		385,290
TOTAL JUST VALUE		827,930
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		753,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2042/0776	4/22/2016	SW	U	I	12	170,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: SCHAAK CLIFFORD						
2000/0263	8/25/2015	SW	U	I	12	100
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,0] E30 S60 W30 N24 N36 $
FOP=[YR=2024;ORIG=40,0] E10 S36 W10 N36 $
.

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 12/28/2023 BY KWA Total Acres: 4.28 Total Land Value: 171,200 Market: 0 Agricultural: 0 Common: 171,200 PRINTED 07/30/2025 BY SYS

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Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

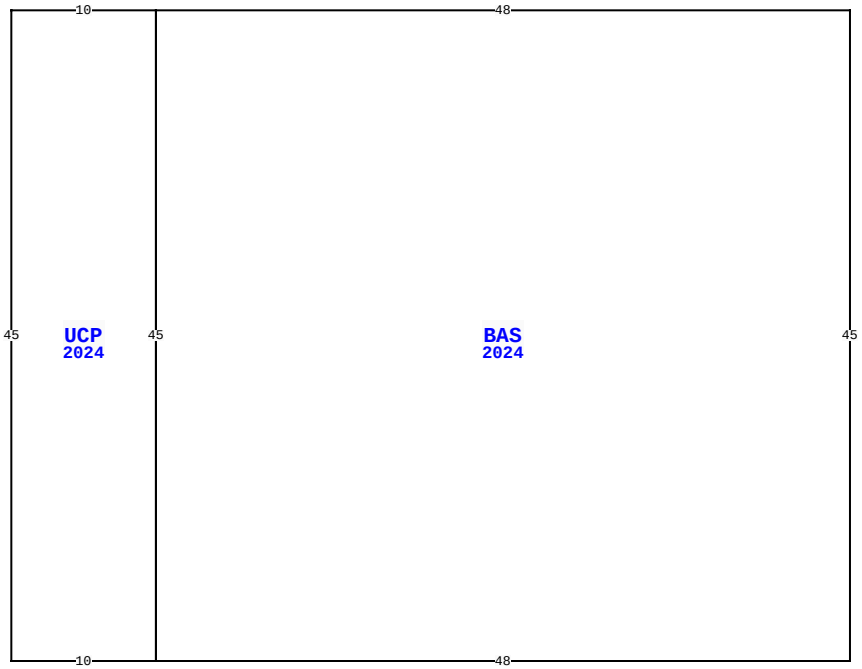
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2024	2,160	44,135
UCP	450	20	2024	90	1,839
TOTALS	2,610			2,250	45,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,250	56.3500	20.85	46,912	2022	2022	0	0	0	2.00	98.00

3 GARAGE RES – 100% - 2024 Heated Area: 2160 HX Base Yr 2017



49085 CANYON CREEK RD, HILLIARD

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NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		753,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: SCHAAK CLIFFORD						
2000/0263	8/25/2015	SW	U	I	12	100
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E48 S45 W48 N45 $
UCP=[YR=2024;ORIG=40,10] E10 S45 W10 N45 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/28/2023 BY KWA Total Acres: 4.28 Total Land Value: 171,200 Market: 0 Agricultural: 0 Common: 171,200 PRINTED 07/30/2025 BY SYS