PT ZACHARIAH HADDOCK GRANTS
SEC'S 48 & 50-4N-25E
IN OR 2166/1981

PICKETT EDWARD L JR
49135 NIGHT HAWK TRAIL
HILLIARD, FL 32046

2025

50-4N-25-0000-0001-0080

NASSAU COUNTY PROPERTY

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 90
Interior Floo	11	CLAY TILE 10
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

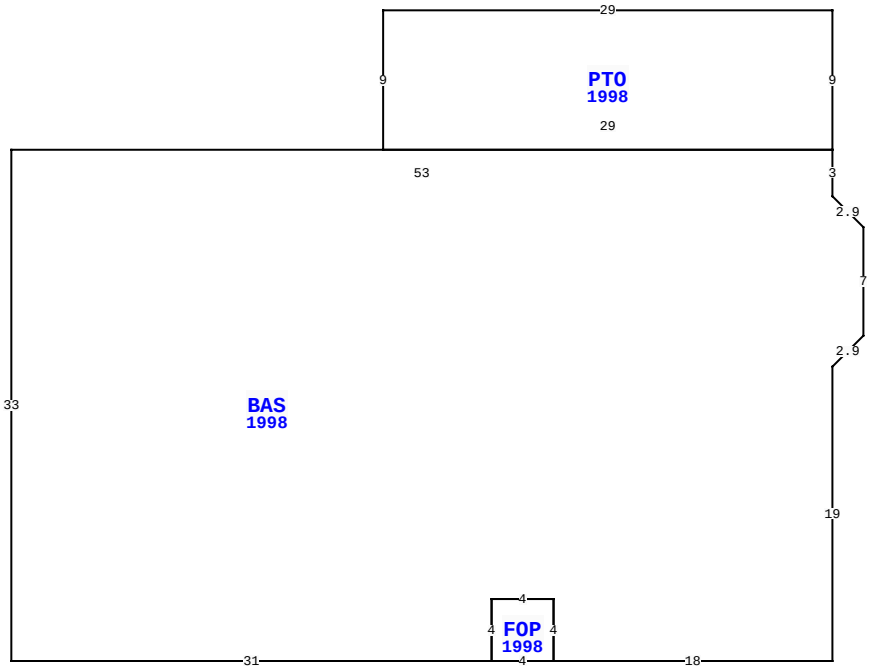
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,751	100	1998	1,751	171,021
FOP	16	30	1998	5	489
PTO	261	5	1998	13	1,269
TOTALS	2,028			1,769	172,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,769	121.3300	121.33	214,633	1998	1998	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 1999 Heated Area: 1751 HX Base Yr 1999



49135 NIGHT HAWK TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		200,275
TOTAL MARKET OB/XF VALUE		4,119
TOTAL LAND VALUE - MARKET		93,100
TOTAL MARKET VALUE		297,494
SOH/AGL Deduction		144,848
ASSESSED VALUE		152,646
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		101,924
TOTAL JUST VALUE		297,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,959

ALSO OWNS PRCL 0001-0050 (4.1 AC)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003456	GARAGE	114,478	03/15/2023
B984743	NEW CONSTR	80,600	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2166/1981	12/29/2017	QC	U	I	11	100
GRANTOR: PICKETT THERESA						
GRANTEE: PICKETT EDWARD L JR						
0802/1009	8/08/1997	WD	Q	V	01	100
GRANTOR: PICKETT EDWARD L SR &						
GRANTEE: PICKETT EDWARD L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,1] U2L2 N3 W53 S33 E31 N4 E4 S4 E18 N19 U2R2 N7 $
PTO=[YR=1998;ORIG=-2,-4] N9 W29 S9 E29 $
FOP=[YR=1998;ORIG=-24,29] E4 N4 W4 S4 $
.

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	0	0	278.00	SF	6.50	6.50	100	1998	1998	3	73	1,319	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 4,119

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	2.66	AC		1.00	1.00	1.00	35,000.00	35,000.00	93,100							

REVIEW DATE 07/28/2023 BY KW Total Acres: 2.66 Total Land Value: 93,100 Market: 0 Agricultural: 0 Common: 93,100 PRINTED 07/30/2025 BY SYS

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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

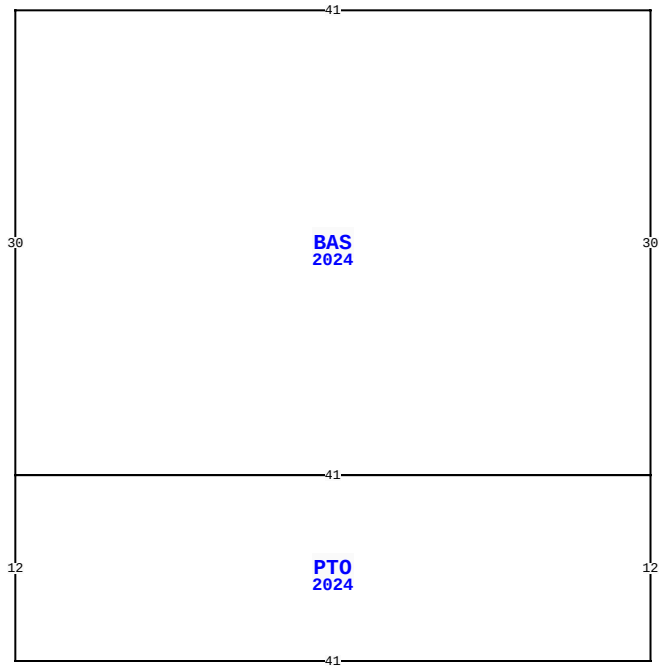
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,230	100	2024	1,230	26,948
PTO	492	5	2024	25	547
TOTALS	1,722			1,255	27,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,255	59.8000	22.13	27,773	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 1230 HX Base Yr 1999



49135 NIGHT HAWK TRL, HILLIARD

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NASSAU COUNTY PROPERTY

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0802/1009	8/08/1997	WD	Q	V	01	100
GRANTOR: PICKETT EDWARD L SR &						
GRANTEE: PICKETT EDWARD L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=39,10] E41 S30 W41 N30 $
PTO=[YR=2024;ORIG=39,40] E41 S12 W41 N12 $
.

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

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