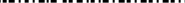


HIXON JOSEPH M III LIVING TRUST/HIXON JOSEPH M III
4349 DUVAL DR
JACKSONVILLE BEACH, FL 32250

2026



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
Exterior Wall		25	MOD METAL 100			0820	02	792	64.2600	54.62	43,259	1975	1975	0	0	0	70.00	30.00	VALUATION BY				STANDARD										
Roof Structur		02	SHED 100			3 M/H 93- 0% - 2026												Heated Area: 792				HX Base Yr				Tax Group: 4				Tax Dist:			
Roof Cover		01	MINIMUM 100			66 12 BAS 2010 66 12												BUILDING MARKET VALUE				50,858											
Interior Wall		04	PLYWOOD 100															TOTAL MARKET OB/XF VALUE				1,920											
Interior Floo		14	CARPET 70															TOTAL LAND VALUE - MARKET				946,050											
Interior Floo		08	SHT VINYL 30															TOTAL MARKET VALUE				125,017											
Air Condition		03	CENTRAL 100															SOH/AGL Deduction				0											
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE				125,017											
Bedrooms			1 100															TOTAL EXEMPTION VALUE				0											
Bathrooms			1 100															BASE TAXABLE VALUE				125,017											
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE				998,828											
Stories		0	0 100															NCON VALUE				0											
Units			0 100			INCOME VALUE																											
						PREVIOUS YEAR MKT VALUE				674,616																							
Quality		02	Quality Level 02																														
DOR CODE		5000	IMPROVED AG																														
MAP NUM			MKT AREA		09																												
NEIGHBORHOOD/LOC		9001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	792	100	2010	792	12,978																												
TOTALS		792			792	12,978																											
EXTRA FEATURES						18325 JOE HADDOCK RD, HILLIARD												BLD DATE		LGL DATE		05/12/2026		MLU									
																		XF DATE		LAND DATE		11/18/2024		KBA									
																		INC DATE		AG DATE													
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																	
2	0681	POLE SHED	0	0	36	10			360.00	SF	15.00				15.00	100	1996	1996	3	20		1,080											
4	0752	USP	0	0	28	10			280.00	SF	15.00				15.00	100	1996	1996	3	20		840											
LAND DESCRIPTION						TOTAL OB/XF												1,920															
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									
1	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	0.70	8,500.00	5,950.00	23,800																
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	17.94	AC		1.00	1.00	1.00	530.00	530.00	9,508																
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	53.00	AC		1.00	1.00	1.00	395.00	395.00	20,935																
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	60.62	AC		1.00	1.00	1.00	170.00	170.00	10,305																
5	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	690.00	690.00	2,070																
6	005700	A	TIMBER 4 N S	0		OR	0.00	0.00	20.44	AC		1.00	1.00	1.00	275.00	275.00	5,621																
REVIEW DATE		05/05/2026		BY		WWA		Total Acres: 159.00		Total Land Value: 72,239		Market: 922,250		Agricultural: 48,439		Common: 23,800		PRINTED 07/09/2026 BY SYS															

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