PT OF SE1/4 OF NW1/4
IN OR 648 PG 655
ESMTS IN PT OR 694/123 & 125

HADDOCK CARL LYNN
48102 FLUTE ROAD
HILLIARD, FL 32046

2026

18-4N-25-0000-0002-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

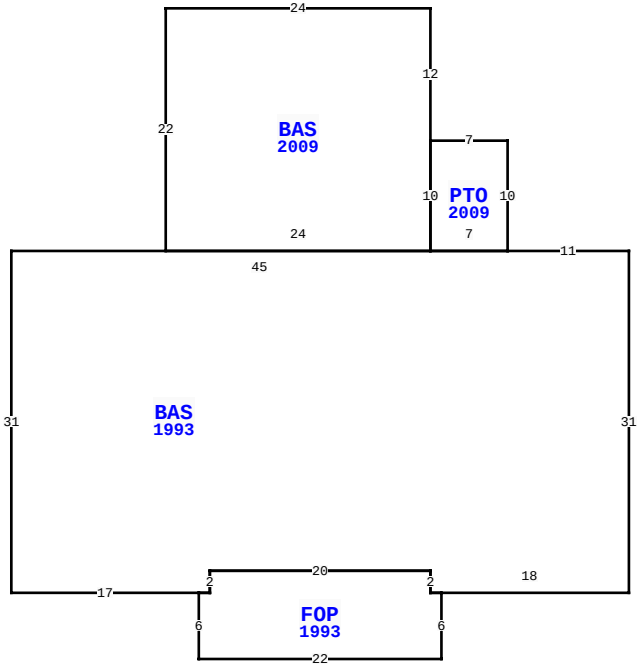
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,696	100	1993	1,696	168,752
BAS	528	100	2009	528	52,536
FOP	172	30	1993	52	5,174
PTO	70	5	2009	4	398
TOTALS	2,466			2,280	226,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,280	94.3740	131.18	299,090	1992	1992	0	0	0	24.15	75.85

1 SNGL FAM 100% - 1993 Heated Area: 2224 HX Base Yr 1993



48102 FLUTE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,860
TOTAL MARKET OB/XF VALUE		31,833
TOTAL LAND VALUE - MARKET		132,650
TOTAL MARKET VALUE		391,343
SOH/AGL Deduction		195,501
ASSESSED VALUE		195,842
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		144,431
TOTAL JUST VALUE		391,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
04279	H/AC	2,800	07/22/1992
8299	NEW CONSTR	2,600	07/17/1992
4810	NEW CONSTR	3,200	07/06/1992
8209	NEW CONSTR	53,600	06/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0648/0655	2/10/1992	WD	Q	V	01	100
GRANTOR: HADDOCK CARL SIDNEY						
GRANTEE: HADDOCK CARL LYNN						
0503/1275	11/25/1986	FS	U	V		5,000
GRANTOR: HADDOCK CARL SPENCER						
GRANTEE: HADDOCK CARL SIDNEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 PTO=[YR=2009] N10 W7 BAS=[YR=2009] N12 W24 S22 E24 N10$ S10 E7$ W45 S31 E17 FOP=[YR=1993] S6 E22 N6 W1 N2 W20 S2 W1$ E1 N2 E20 S2 E18 N31$.

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	0681	POLE SHED	0	100	12	22	264.00	SF	15.00	15.00	100	1992	1992	3	20	792	
2	0940	SHEDS/PORT	0	100	6	10	60.00	SF	30.00	30.00	100	1992	1992	3	20	360	
3	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1980	1980	3	20	1,000	
4	1242	WD DECK A	0	100	0	0	303.00	SF	10.00	10.00	100	2000	2000	3	20	606	
5	0681	POLE SHED	0	100	6	13	78.00	SF	15.00	15.00	100	2008	2008	3	44	515	
7	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	100	2014	2014	3	68	28,560	

LAND DESCRIPTION

TOTAL OB/XF 31,833

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		OR	0.00	0.00	3.79	AC		1.00	1.00	1.00	35,000.00	35,000.00	132,650							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.79 Total Land Value: 132,650 Market: 0 Agricultural: 0 Common: 132,650 PRINTED 07/09/2026 BY SYS