

PT SW1/4 & PT SE1/4 OF NW1/4
OF SEC 18-4N-25E IN OR 2453/1793
(EX PT IN OR 755/127 & OR 2740/1

RPR TRUST/HADDOCK ROWLAND TRUSTEE
376488 KINGS FERRY ROAD
HILLIARD, FL 32046

2026

18-4N-25-0000-0012-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG

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	2,645	100	1996	2,645	311,621
BAS	830	100	2020	830	97,786
FGR	624	55	1996	343	40,411
FOP	54	30	1996	16	1,885
FOP	252	30	1996	76	8,954
FOP	252	30	1996	76	8,954
FOP	780	30	2011	234	27,569
FUS	825	100	1996	825	97,198
PTO	70	5	1996	4	471
STP	21	10	1996	2	236
TOTALS	6,353			5,051	595,085

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0500	FP-PRE FAB	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
6	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2005	2005	3	21	504	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	005000	C
2	005501	A
3	005900	A
4	005010	A
5	009910	M

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	5,051	100.6050	139.84	706,332	1996	1996	0	0	15.75	84.25
1 SNGL FAM 100% - 1997 Heated Area: 4300 HX Base Yr 1997											

BLD DATE		LGL DATE	05/08/2026	MLU
XF DATE		LAND DATE	10/31/2024	KBA
INC DATE		AG DATE		

TOTAL OB/XF											
3,164											

TOTAL OB/XF											
3,164											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			655,981
TOTAL MARKET OB/XF VALUE			3,164
TOTAL LAND VALUE - MARKET			407,924
TOTAL MARKET VALUE			681,889
SOH/AGL Deduction			241,171
ASSESSED VALUE			440,718
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			389,307
TOTAL JUST VALUE			1,067,069
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,161,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011228	ADDITION	92,011	11/08/2018
R12060	REPAIR/RRF	1,200	08/01/2009
B22792	CARPORT	12,720	08/01/2009
E973389	NEW CONSTR	600	02/01/1997
B9603071	ADDITION	5,000	07/01/1996
B9603072	GARAGE	26,588	07/01/1996

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
2453/1801	4/19/2021	QC U I	11 100
GRANTOR: WILDER EDNA J SHERMAN			
GRANTEE: RPR TRUST			
2453/1793	4/19/2021	WD U I	11 100
GRANTOR: HADDOCK ROWLAND G SR			
GRANTEE: RPR TRUST			

BUILDING NOTES			
FOP=[YR=2011] W26 S30 FGR=[YR=1996] S17 PTO=[YR=1996] W10 BAS=[YR=2020] N8 W46 S25 BAS=[YR=1996] S32 E14 S2 E4 FOP=[YR=1996] S6 E1 STP=[YR=1996] S3 E7 N3 W7 \$ E8 N6 W9 \$ E14 S3 D2 R2 E5 R2 U2 E2 N1 E19N14 FOP=[YR=1996] E14 N18 W14 S18\$ N32 W48 S10 W14\$ E14 N10 E32 N7\$ S7 E10 N7 \$ S7 E26 N24 W26\$ E26 N30\$ PTR= N15 FOP=[YR=1996] N14 FUS=[YR=1996] W2 N9 W12 N12 E12 N9 E25 S7 W3 S23 W20\$ E18 S14 W18\$ S15\$.			

[illegible]

REVIEW DATE	10/30/2024	BY	TWA	Total Acres:	27.94	Total Land Value:	22,744	Market:	393,324	Agricultural:	8,144	Common:	14,600	PRINTED 07/09/2026 BY SYS
-------------	------------	----	-----	--------------	-------	-------------------	--------	---------	---------	---------------	-------	---------	--------	---------------------------