IN OR 1551/959
1971 INVADES SW/MH
EX R/W OR 602/600

WESTBERRY JOHN C JR
48151 ROY HADDOCK RD
HILLIARD, FL 32046

2026

19-4N-25-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

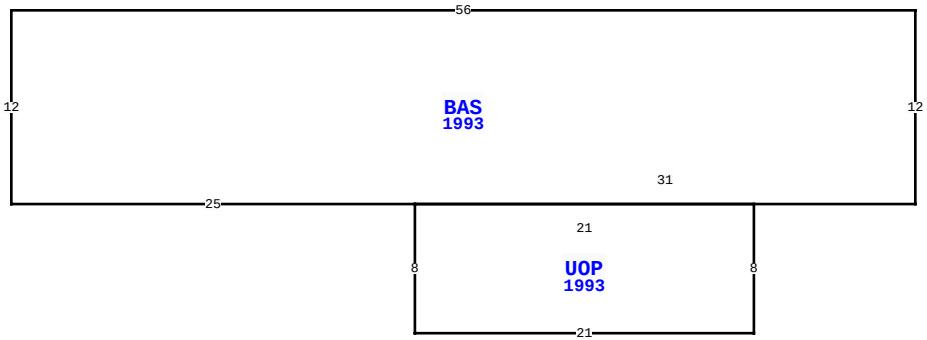
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	13,538
UOP	168	25	1993	42	846
TOTALS	840			714	14,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	714	79.0000	67.15	47,945	1971	1971	0	0	0	70.00	30.00

1 M/H 93- 100% - 2026 Heated Area: 672 HX Base Yr 2026



48151 ROY HADDOCK 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		14,384
TOTAL MARKET OB/XF VALUE		7,890
TOTAL LAND VALUE - MARKET		106,750
TOTAL MARKET VALUE		129,024
SOH/AGL Deduction		0
ASSESSED VALUE		129,024
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		77,613
TOTAL JUST VALUE		129,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/0959	2/19/2008	WD	U	I	07	100
GRANTOR: MUSGROVE ELIZABETH I						
GRANTEE: WESTBERRY JOHN CHAR						
1447/0460	9/26/2006	QC	Q	I	06	100
GRANTOR: MUSGROVE ELIZABETH I						
GRANTEE: WESTBERRY JOHN CHAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E25 UOP=[YR=1993] S8 E21 N8 W21$ E31 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
1	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1990	1990	3	20	720	
2	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1972	1972	3	100	6,000	
3	0681	POLE SHED	0	100	12	25	300.00	SF	15.00	15.00	100	2000	2000	3	26	1,170	

LAND DESCRIPTION

TOTAL OB/XF 7,890

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	3.05	AC		1.00	1.00	1.00	35,000.00	35,000.00	106,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.05 Total Land Value: 106,750 Market: 0 Agricultural: 0 Common: 106,750 PRINTED 07/09/2026 BY SYS