PT NE1/4 OF NW1/4 & PT NW1/4
OF NE1/4 OF SEC 19-4N-25E IN
OR 1558/834 (EX R/W IN

QUINLAN THOMAS J
2737 FLYNN COVE RD
JACKSONVILLE, FL 32223

2026

19-4N-25-0000-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

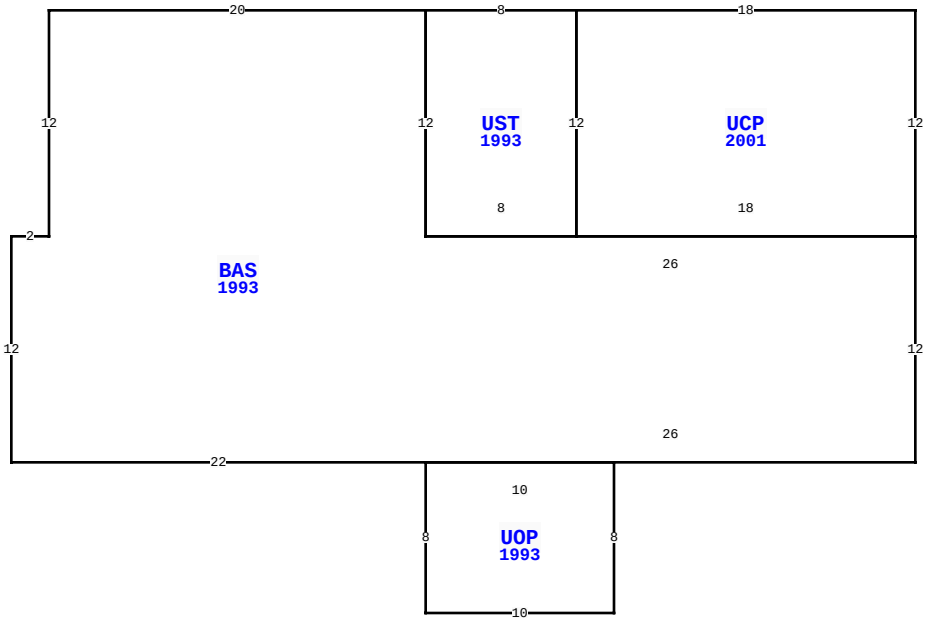
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	11,070
UCP	216	20	2001	43	583
UOP	80	25	1993	20	271
UST	96	55	1993	53	719
TOTALS	1,208			932	12,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	932	53.2000	45.22	42,145	1972	1972	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 816 HX Base Yr



48404 HADDOCK RD, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	12,644
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	41,250
TOTAL MARKET VALUE	53,894
SOH/AGL Deduction	0
ASSESSED VALUE	53,894
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,894
TOTAL JUST VALUE	53,894
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1558/0834	3/31/2008	WD	U	I	24	30,000
GRANTOR: MUSGROVE ELIZABETH						
GRANTEE: QUINLAN THOMAS J						
1548/0499	1/28/2008	QC	Q	I	06	100
GRANTOR: HADDOCK FRANCES L & P						
GRANTEE: MUSGROVE ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2001] W18 UST=[YR=1993] W8 BAS=[YR=1993] W20 S12 W2 S12 E22 UOP=[YR=1993] S8 E10 N8 W10 $ E26 N12 W26 N12 $ S12 E8 N12 $ S12 E18 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
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							
2	009605	C	WETLANDS	0					1.25	AC		1.00	1.00	1.00	1,000.00	1,000.00	1,250							

REVIEW DATE 04/07/2026 BY TWA Total Acres: 2.25 Total Land Value: 41,250 Market: 0 Agricultural: 0 Common: 41,250 PRINTED 07/09/2026 BY SYS