IN OR 471/425 & OR 2590/1901
& IN OR 2801/1237
EX R/W OR 611/1165

HULS BRIAN/HULS JAMES EST
PO BOX 1272
HILLIARD, FL 32046

2026

19-4N-25-0000-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

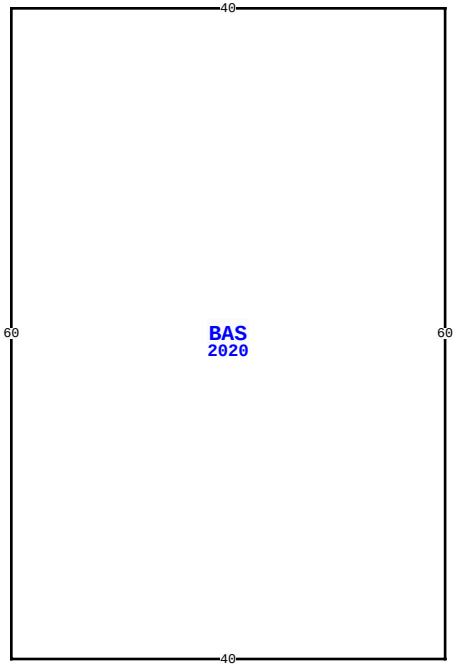
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0700	MISC RESIDENTIAL
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	2,400	100	2020	2,400	57,114
TOTALS	2,400			2,400	57,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,400	64.2390	25.05	60,120	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 0% - 0 Heated Area: 2400 HX Base Yr



48454 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	57,114
TOTAL MARKET OB/XF VALUE	13,920
TOTAL LAND VALUE - MARKET	111,000
TOTAL MARKET VALUE	182,034
SOH/AGL Deduction	0
ASSESSED VALUE	182,034
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	182,034
TOTAL JUST VALUE	182,034
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012573	DEMO OF 1970 M.H.	4,000	05/19/2026
240012573	DEMO		11/07/2024
18009095	GARAGE	114,720	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2801/1237	7/14/2025	QC	U	I	11	10,000
GRANTOR: HULS CHARLES						
GRANTEE: HULS BRIAN						
2590/1901	9/12/2022	QC	U	I	11	100
GRANTOR: BENNETT TONI S F/K/A						
GRANTEE: HULS BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W40 S60 E40 N60$.

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	0	20	10	200.00	SF	30.00	30.00	100	1975	1975	3	20	1,200	
2	0681	POLE SHED	0	0	20	12	240.00	SF	15.00	15.00	100	1970	1970	3	20	720	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1972	03	100	6,000	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1972	03	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 13,920

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	9.25	AC		1.00	1.00	0.60	20,000.00	12,000.00	111,000							

REVIEW DATE 12/16/2024 BY TW Total Acres: 9.25 Total Land Value: 111,000 Market: 0 Agricultural: 0 Common: 111,000 PRINTED 07/09/2026 BY SYS