PT SEC 19-4N-25E
IN OR 2799/1756
(EX PT IN R/W OR 609/824,

OWEN LINDA F L/E/
48492 HADDOCK ROAD
HILLIARD, FL 32046

2026

19-4N-25-0000-0002-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

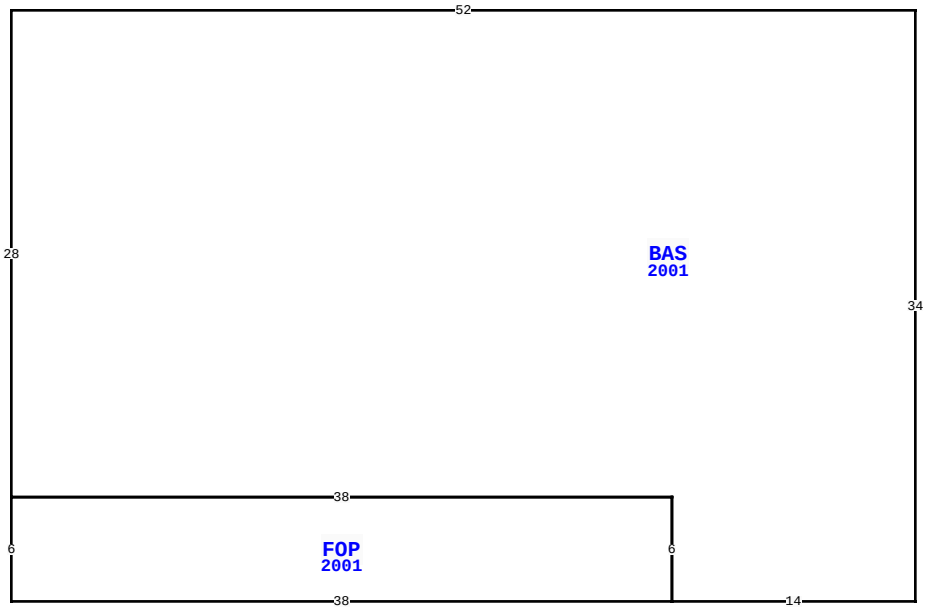
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,540	100	2001	1,540	155,747
FOP	228	30	2001	68	6,877
TOTALS	1,768			1,608	162,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,608	109.1400	114.60	184,277	2001	2001	0	0	0	11.75	88.25

1 SINGLE FAM 100% - 1985 Heated Area: 1540 HX Base Yr 1985



48492 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		162,624
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		137,920
TOTAL MARKET VALUE		300,544
SOH/AGL Deduction		163,850
ASSESSED VALUE		136,694
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		30,283
TOTAL JUST VALUE		300,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH23-10779	REPLACEMENT SW/MH		08/22/2023
B007787	NEW CONSTR	78,000	12/01/2000
230005871		0	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2799/1756	7/10/2025	LE	U	I	11	100
GRANTOR: OWEN LINDA F						
GRANTEE: OWEN BRITTNEY						
0384/0012	3/24/1983	WD	U	V		100
GRANTOR: HADDOCK MAXINE						
GRANTEE: OWEN HARVEY L JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W52 S28 FOP=[YR=2001] S6 E38 N6 W38$ E38 S6 E14 N34$.

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	100	0006	OR	0.00	0.00	8.62	AC		1.00	1.00	0.80	20,000.00	16,000.00	137,920							

REVIEW DATE 01/08/2024 BY KW Total Acres: 8.62 Total Land Value: 137,920 Market: 0 Agricultural: 0 Common: 137,920 PRINTED 07/09/2026 BY SYS