PT OF NE1/4 OF NW1/4 &
PT OF NW1/4 OF NE1/4
IN OR 384 PG 33 2000 SWEET SW

LOYD HARDY LEE
48321 HADDOCK ROAD
HILLIARD, FL 32046

2026

19-4N-25-0000-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

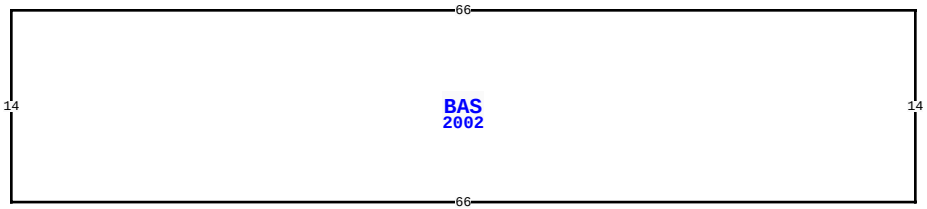
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2002	924	46,333
TOTALS	924			924	46,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	132.6600	119.39	110,316	2000	2000	0	0	0	58.00	42.00

1 M/H 94+ 0% - 0 Heated Area: 924 HX Base Yr



48340 HADDOCK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	03/28/2025 KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	46,333
TOTAL MARKET OB/XF VALUE	768
TOTAL LAND VALUE - MARKET	186,500
TOTAL MARKET VALUE	74,805
SOH/AGL Deduction	0
ASSESSED VALUE	74,805
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,805
TOTAL JUST VALUE	233,601
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013411	MH MOVE-ON	0	02/01/2001
6036	XFOB	1,224	10/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0384/0033	4/01/1983	WD	Q	V		17,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W66 S14 E66 N14 $.

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	1242	WD DECK A	0	0	12	10	120.00	SF	10.00	10.00	100	2001	2001	3	20	240	
2	1242	WD DECK A	0	0	22	12	264.00	SF	10.00	10.00	100	2001	2001	3	20	528	

LAND DESCRIPTION

TOTAL OB/XF 768

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	005000	C	AGRICULTURAL	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	25,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	4.46	AC		1.00	1.00	1.00	530.00	530.00	2,364							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	170.00	170.00	340							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.46	AC		1.00	1.00	1.00	25,000.00	25,000.00	161,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 7.46 Total Land Value: 27,704 Market: 161,500 Agricultural: 2,704 Common: 25,000 PRINTED 07/09/2026 BY SYS