PT NW1/4 OF NE1/4 OF
SEC 19-4N-25E IN OR 476/330
(EX R/W OR 609/832)

POWERS KEVIN & LOTTIE
48586 HADDOCK ROAD
HILLIARD, FL 32046

2026

19-4N-25-0000-0002-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	01	Quality Level 01

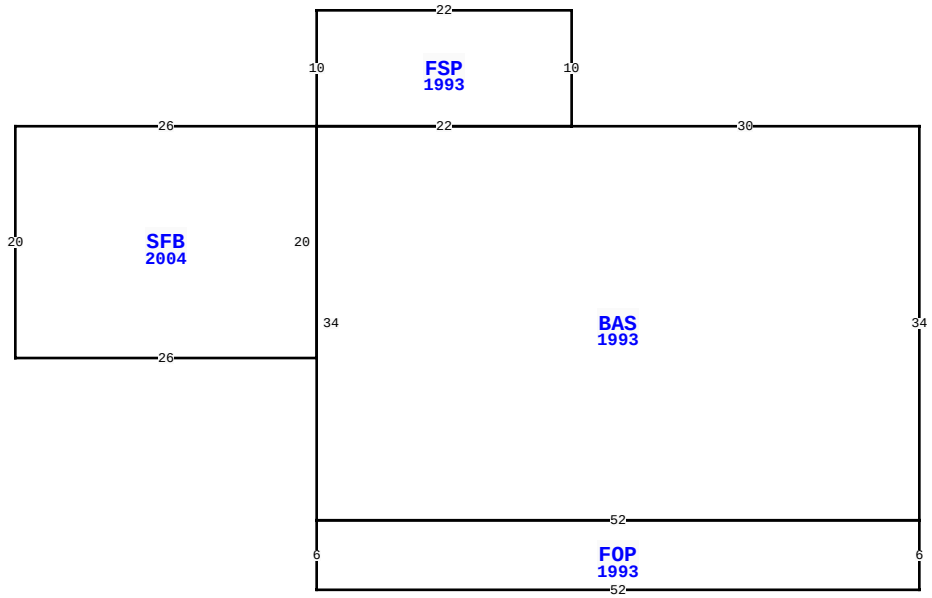
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1993	1,768	196,706
FOP	312	30	1993	94	10,459
FSP	220	40	1993	88	9,791
SFB	520	80	2004	416	46,284
TOTALS	2,820			2,366	263,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,366	97.0200	134.86	319,079	1990	1990	0	0	0	17.50	82.50

1 SNGL FAM 100% - 1985 Heated Area: 2184 HX Base Yr 1985



48586 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		263,240
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		315,480
SOH/AGL Deduction		172,707
ASSESSED VALUE		142,773
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,362
TOTAL JUST VALUE		315,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009644	REPAIR/RRF	20,076	10/13/2020
5930	NEW CONSTR	0	08/17/1989
2440	H/AC	0	01/25/1988
2880	NEW CONSTR	0	01/25/1988
4620	NEW CONSTR	67,811	01/25/1988
4767	NEW CONSTR	0	01/25/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0476/0330	12/13/1985	WD	U	I	07	100
GRANTOR: HADDOCK MAXINE						
GRANTEE: POWERS KEVIN & LOTT						
0427/0561	7/01/1984	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 FSP=[YR=1993] N10 W22 S10 SFB=[YR=2004] W26 S20 E26 N20$ E22$ W22 S34 FOP=[YR=1993] S6 E52 N6 W52$ E52 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS