

HICKMAN JERRY JR & AMANDA
48548 HADDOCK RD
HILLIARD, FL 32046

19-4N-25-0000-0002-0140

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		25	MOD METAL 100		6500	01	612	63.2500	24.67	15,098	2022	2022	0	0	0	3.00	97.00	VALUATION BY		STANDARD																		
Roof Structure		10	STEEL FRME 100		2 GARAGE RES 100% - 2025													Heated Area: 612 HX Base Yr 2022																				
Roof Cover		12	MODULAR MT 100		34 18 34 18 BAS 2024													Tax Group: 4													Tax Dist:							
Interior Wall		07	NONE 100															BUILDING MARKET VALUE													242,102							
Interior Floor		03	CONC FINSH 100															TOTAL MARKET OB/XF VALUE													1,240							
Air Condition		01	NONE 100															TOTAL LAND VALUE - MARKET													50,000							
Heating Type		01	NONE 100															TOTAL MARKET VALUE													293,342							
Bedrooms		01	0 100															SOH/AGL Deduction													72,524							
Bathrooms		01	0 100															ASSESSED VALUE													220,818							
Frame		05	STEEL 100															TOTAL EXEMPTION VALUE													HX HB		51,411					
																		BASE TAXABLE VALUE													169,407							
																		TOTAL JUST VALUE													293,342							
					NCON VALUE													0																				
					INCOME VALUE																																	
					PREVIOUS YEAR MKT VALUE													275,096																				
Quality		06	Quality Level 06																																			
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	612	100	2024	612	14,645																																	
TOTALS		612			612	14,645																																
EXTRA FEATURES										48548 HADDOCK RD, HILLIARD										BLD DATE				LGL DATE		05/08/2026		MLU										
																				XF DATE				LAND DATE														
																				INC DATE				AG DATE														
L N	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																		
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV												