PT OF SEC 18-4N-25E &
PT OF SEC 19-4N-25E
IN OR 2744/249

MORRIS JUSTIN R & ALEXIS M
48088 HADDOCK RD
HILLIARD, FL 32046

2026

19-4N-25-0000-0002-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

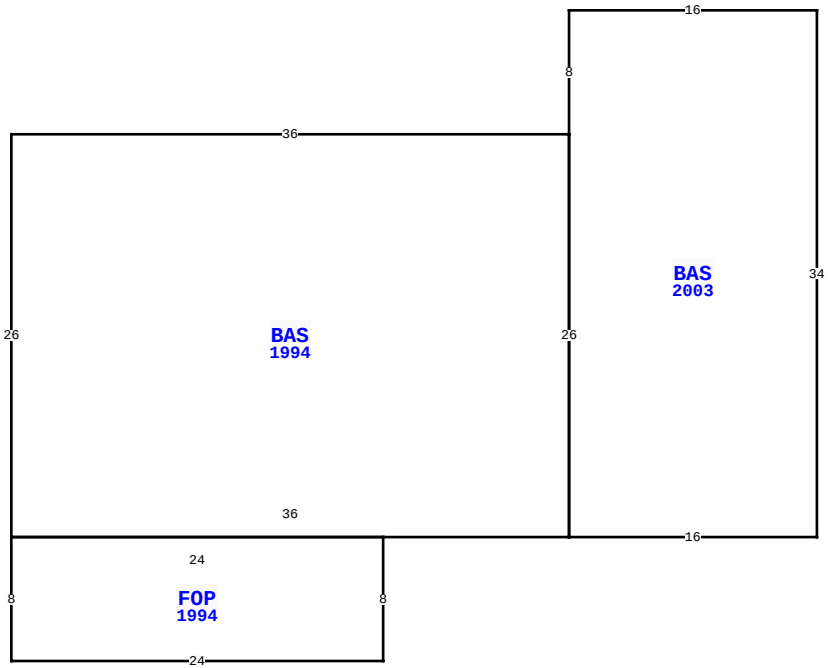
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	936	100	1994	936	131,495
BAS	544	100	2003	544	76,424
FOP	192	30	1994	58	8,148
TOTALS	1,672			1,538	216,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,538	112.6080	156.53	240,743	1974	2004	0	0	0	10.25	89.75

1 SNGL FAM 100% - 2025 Heated Area: 1480 HX Base Yr 2025



48088 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		216,067
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		267,067
SOH/AGL Deduction		108,705
ASSESSED VALUE		158,362
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		106,951
TOTAL JUST VALUE		267,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2744/249	10/16/2024	WD	Q	I	01	279,000
GRANTOR: OCEANS BLUE HOLDINGS						
GRANTEE: MORRIS JUSTIN R & A						
2668/485	9/15/2023	WD	U	I	37	191,000
GRANTOR: FLETCHER SEAN RYAN						
GRANTEE: OCEANS BLUE HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16 S8 BAS=[YR=1994] W36 S26 FOP=[YR=1994] S8 E24N8 W24$ E36 N26$ S26 E16 N34$.

EXTRA FEATURES

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
1	000100	C	RES	100		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	50,000.00	50,000.00	51,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.02 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS