IN OR 1480/1444
EX R/W OR 613/173

WADE JURNEY F
48609 HADDOCK ROAD
HILLIARD, FL 32046

2026

19-4N-25-0000-0003-0020

BUILDING CHARACTERISTICS

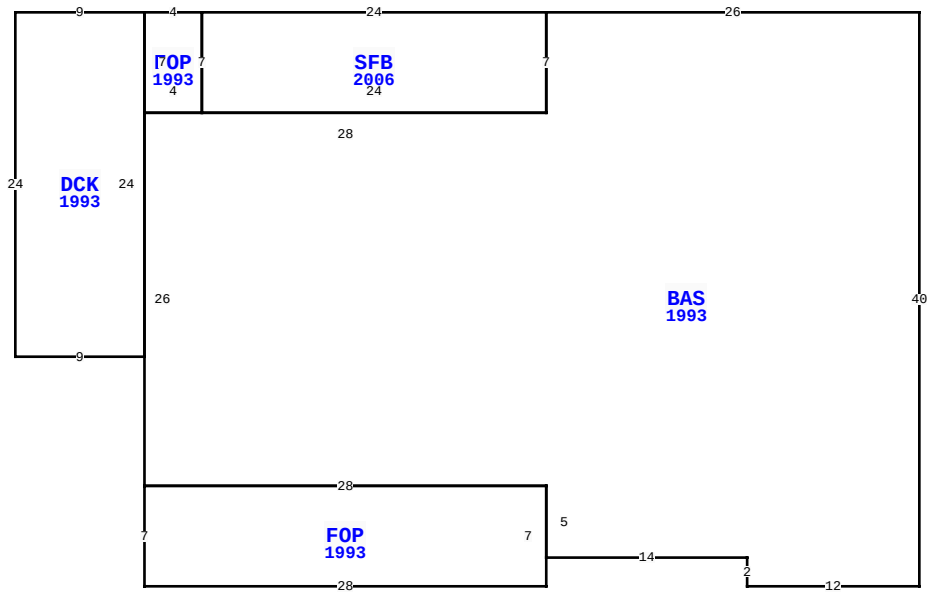
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,740	100	1993	1,740	166,002
DCK	216	10	1993	22	2,099
FOP	28	30	1993	8	764
FOP	196	30	1993	59	5,629
SFB	168	80	2006	134	12,784
TOTALS	2,348			1,963	187,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,963	107.2120	112.57	220,975	1992	1992	0	0	0	15.25	84.75

1 SINGLE FAM 100% - 1973 Heated Area: 1874 HX Base Yr 1973



48609 HADDOCK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		187,276
TOTAL MARKET OB/XF VALUE		4,792
TOTAL LAND VALUE - MARKET		98,500
TOTAL MARKET VALUE		290,568
SOH/AGL Deduction		159,197
ASSESSED VALUE		131,371
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		24,960
TOTAL JUST VALUE		290,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8024	NEW CONSTR	75,376	04/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/1444	2/23/2007	QC	Q	I	01	100
GRANTOR: WADE BOBBY R & JURNEY						
GRANTEE: WADE JURNEY F						
0123/0514	5/01/1972	WD	Q	I		13,000
GRANTOR: PATE CHARLES WARNER &						
GRANTEE: WADE BOBBY R & JURN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 SFB=[YR=2006] W24 FOP=[YR=1993] W4
DCK=[YR=1993] W9 S24 E9 N24$ S7 E4 N7$ S7 E24 N7$ S7 W28 S26
FOP=[YR=1993] S7 E28 N7 W28$ E28 S5 E14 S2 E12 N40$.

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	0681	POLE SHED	0	100	18	18	324.00	SF	15.00	15.00	100	1975	1975	3	20	972	
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1975	1975	3	20	1,152	
3	0681	POLE SHED	0	100	6	16	96.00	SF	15.00	15.00	100	1975	1975	3	20	288	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 4,792

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	1.97	AC		1.00	1.00	1.00	50,000.00	50,000.00	98,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.97 Total Land Value: 98,500 Market: 0 Agricultural: 0 Common: 98,500 PRINTED 07/09/2026 BY SYS