PT SE1/4 OF NE1/4 OF
SEC 19-4N-25E IN OR 2186/1725

LOYD FRANKLIN E III
48895 HADDOCK RD
HILLIARD, FL 32046

2026

19-4N-25-0000-0003-0070

BUILDING CHARACTERISTICS

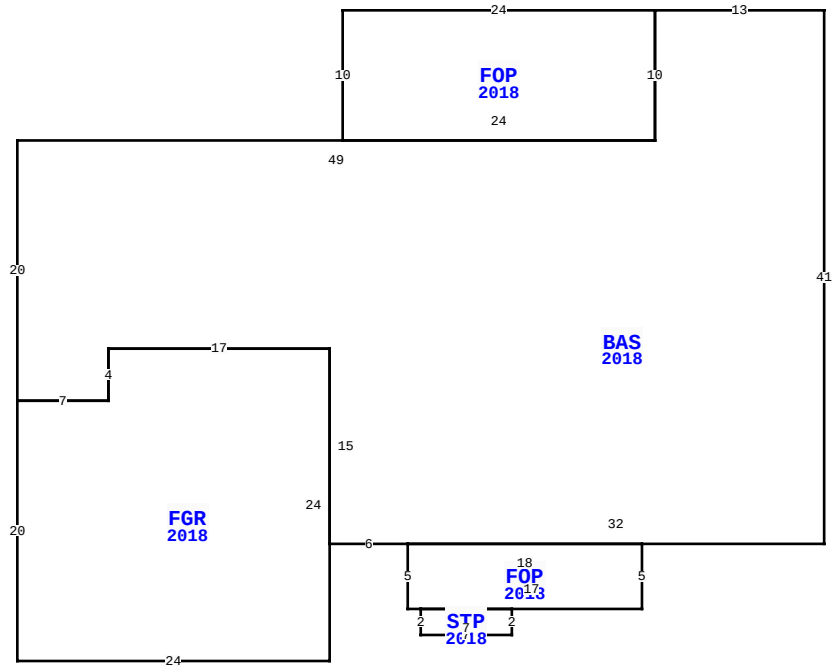
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,720	100	2018	1,720	251,552
FGR	548	55	2018	301	44,022
FOP	90	30	2018	27	3,949
FOP	240	30	2018	72	10,530
STP	14	10	2018	1	146
TOTALS	2,612			2,121	310,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,121	108.5840	150.93	320,123	2018	2018	0	0	0	3.10	96.90

1 SNGL FAM 100% - 2019 Heated Area: 1720 HX Base Yr 2019



48895 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		373,847
TOTAL MARKET OB/XF VALUE		40,000
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		483,847
SOH/AGL Deduction		155,627
ASSESSED VALUE		328,220
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		276,809
TOTAL JUST VALUE		483,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		476,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240009915	14*30 FG POOL	78,000	08/27/2024
17002137	CO ISSUED	0	02/05/2018
17002137	NEW CONSTR	222,398	04/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2186/1725	3/26/2018	WD	U	V	11	100
GRANTOR: LOYD FRANKLIN E SR &						
GRANTEE: LOYD FRANKLIN E III						
2186/1722	3/26/2018	WD	U	V	11	100
GRANTOR: GEIGER GERNIE & HARRI						
GRANTEE: LOYD FRANKLIN E SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 FOP=[YR=2018] W24 S10 E24 N10$ S10 W49 S20
FGR=[YR=2018] S20 E24 N24 W17 S4 W7$ E7 N4 E17 S15 E6
FOP=[YR=2018] S5 E1 STP=[YR=2018] S2 E7 N2 W7$ E17 N5 W18$
E32 N41$.

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2025	2024	03	100	40,000	

LAND DESCRIPTION

TOTAL OB/XF 40,000

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	1.40	AC		1.00	1.00	1.00	50,000.00	50,000.00	70,000							

REVIEW DATE 12/16/2024 BY TW Total Acres: 1.40 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	01	TYP WD 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

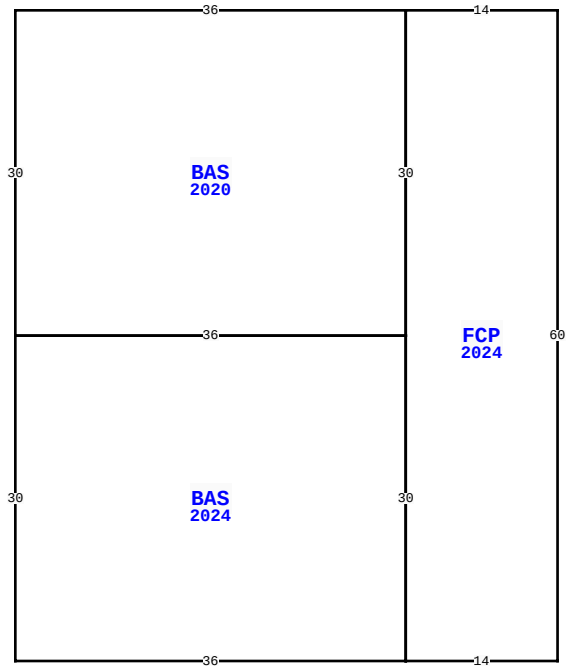
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2020	1,080	29,005
BAS	1,080	100	2024	1,080	29,005
FCP	840	25	2024	210	5,640
TOTALS	3,000			2,370	63,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,370	73.2550	28.57	67,711	2019	2019	0	0	0	6.00	94.00

2 GARAGE RES 100% - 2019 Heated Area: 2160 HX Base Yr 2019



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GRANTEE: LOYD FRANKLIN E III						
2186/1722	3/26/2018	WD	U	V	11	100
GRANTOR: GEIGER GERNIE & HARRI						
GRANTEE: LOYD FRANKLIN E SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W36 S30 E36 N30 $
BAS=[YR=2024;ORIG=-36,30] E36 S30 W36 N30 $
FCP=[YR=2024;ORIG=0,0] E14 S60 W14 N30 N30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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