



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	912	100	1993	912	75,622
FSP	96	40	1993	38	3,151
FSP	168	40	1993	67	5,555
TOTALS	1,176			1,017	84,328

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	10	16	160.00	SF	30.00	30.00
2	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.67

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,017	106.0000	111.30	113,192	1952	1952	0	0	25.50	74.50
1 SINGLE FAM 100% - 0 Heated Area: 912 HX Base Yr 2003											
TOTALS 1,176 1,017 84,328											

48980 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
1	0940	SHEDS/PORT	0 100	10	16	160.00	SF	30.00	30.00	100	1992	1992	3	20	960	
2	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	35.00	100	1985	1985	3	20	2,800	

TOTAL OB/XF													3,760		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
	OR	0.00	0.00	1.67	AC		1.00	1.00	1.00	50,000.00	50,000.00				

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		84,328			
TOTAL MARKET OB/XF VALUE		3,760			
TOTAL LAND VALUE - MARKET		83,500			
TOTAL MARKET VALUE		171,588			
SOH/AGL Deduction		133,511			
ASSESSED VALUE		38,077			
TOTAL EXEMPTION VALUE		25,000			
BASE TAXABLE VALUE		13,077			
TOTAL JUST VALUE		171,588			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		159,492			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2195/0869	12/06/2017	QC	U	I	11	100	
GRANTOR: DAVIS DELORES T							
GRANTEE: DAVIS DELORES T & D							
2195/0867	12/06/2017	QC	U	I	11	100	
GRANTOR: DAVIS DELORES T							
GRANTEE: DAVIS DELORES T							

BUILDING NOTES																							
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BUILDING DIMENSIONS																							
BAS=[YR=1993] W12 FSP=[YR=1993] W12 S8 E12 N8\$ S8 W12 S34 E2 FSP=[YR=1993] S8 E21 N8 W21\$ E22 N42\$.																							