PARCELS 1-2 OF SEC 19 &
3-2 OF SEC 20
IN OR 717/470

BURNETT RICHARD J JR
1443 BLACKHAWK TRAIL EAST
JACKSONVILLE, FL 32225

2026

20-4N-25-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
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

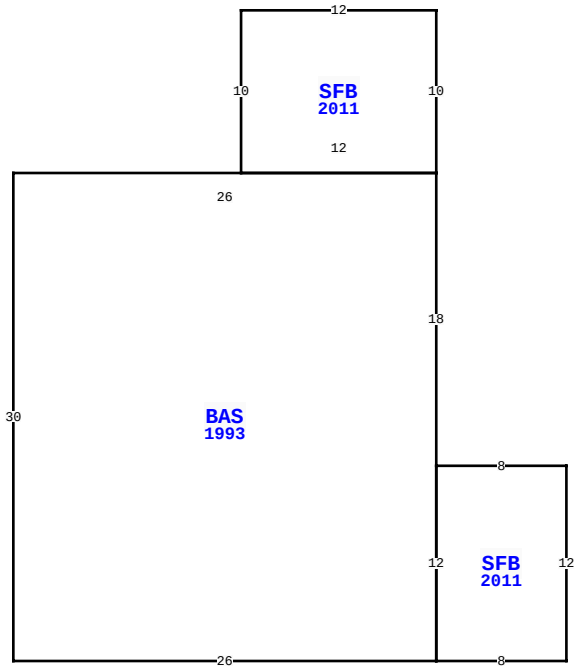
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	1993	780	48,483
SFB	96	80	2011	77	4,786
SFB	120	80	2011	96	5,967
TOTALS	996			953	59,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	953	90.7200	95.26	90,783	1960	1960	0	0	0	34.75	65.25

1 SINGLE FAM 0% - 0 Heated Area: 953 HX Base Yr



48230 HADDOCK DR, 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	59,236
TOTAL MARKET OB/XF VALUE	1,981
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	111,217
SOH/AGL Deduction	10,691
ASSESSED VALUE	100,526
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,526
TOTAL JUST VALUE	111,217
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0717/0470	11/01/1994	QC	Q	I	06	100
GRANTOR: HICKS HELEN B						
GRANTEE: BURNETT RICHARD J J						
0072/0224	1/01/1967	TA	U	I		3,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2011] W8 BAS=[YR=1993] N18 SFB=[YR=2011] N10 W12 S10 E12 $ W26 S30 E26 N12 $ S12 E8 N12 $.

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	0351	CARPORT MT	0	0	19	18	342.00	SF	10.00	10.00	100	2005	2005	3	21	718	
2	0350	CARPORT WD	0	0	16	20	320.00	SF	13.00	13.00	100	2005	2005	3	21	874	
3	0681	POLE SHED	0	0	9	9	81.00	SF	15.00	15.00	100	2005	2005	3	32	389	

LAND DESCRIPTION

TOTAL OB/XF 1,981

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS