

IN OR 1806/28
R236016 & R236017
EX R/W OR 602/583

DWYER DANIEL THOMAS & LAURI LEOPARD
481104 HADDOCK RD
HILLIARD, FL 32046

2026

20-4N-25-0000-0006-0160



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		05	AVERAGE 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floo		14	CARPET 70		
Interior Floo		08	SHT VINYL 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		
Quality		04	Quality Level 04		
DOR CODE		0200	MOBILE HOME		
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	1,568	100	1993	1,568	51,372
UCP	180	20	2011	36	1,180
UCP	308	20	2011	62	2,031
UEP	308	70	2011	216	7,077
UOP	324	25	1997	81	2,654
TOTALS	2,688			1,963	64,314

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,963	128.4800	109.21	214,379	1986	1986		0	0	70.00	30.00	
1 M/H 93- 100% - 2013 Heated Area: 1568 HX Base Yr 2013													
28 11 UCP 2011 28 28 11 UEP 2011 28 28 56 BAS 1993 28 36 9 UOP 1997 20													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/08/2026 MLU													

NASSAU COUNTY PROPERTY										PAGE 1 of 1			4
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 4					Tax Dist:								
BUILDING MARKET VALUE										64,314			
TOTAL MARKET OB/XF VALUE										576			
TOTAL LAND VALUE - MARKET										91,500			
TOTAL MARKET VALUE										156,390			
SOH/AGL Deduction										91,991			
ASSESSED VALUE										64,399			
TOTAL EXEMPTION VALUE					HX		HB					39,399	
BASE TAXABLE VALUE										25,000			
TOTAL JUST VALUE										156,390			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										143,251			