PT SEC 20-4N-25E
IN OR 2483/431

SAWYER CHRISTOPHER & TONYA
481186 HADDOCK RD
HILLIARD, FL 32046

2026

20-4N-25-0000-0006-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	TYP WD 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

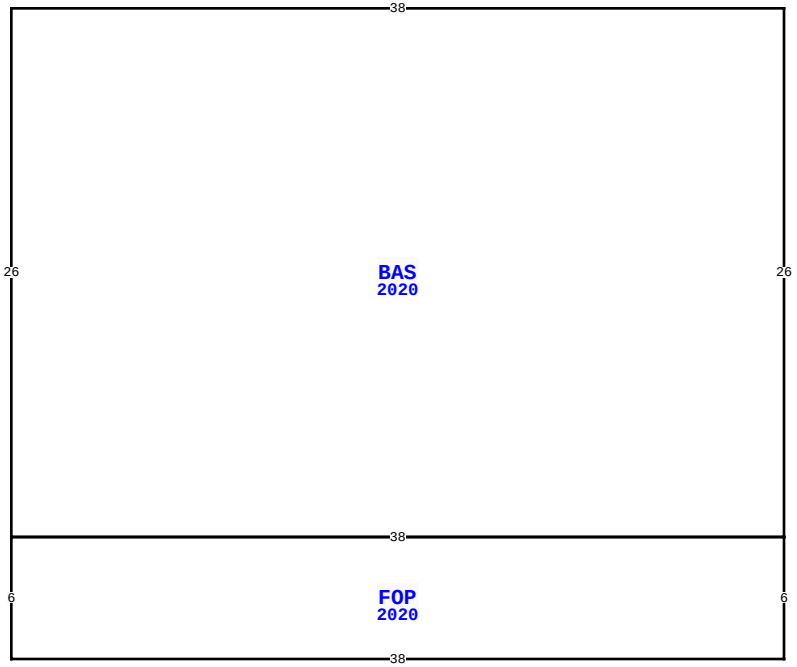
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	2020	988	147,657
FOP	228	30	2020	68	10,163
TOTALS	1,216			1,056	157,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,056	109.7100	152.50	161,040	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2023 Heated Area: 988 HX Base Yr 2023



481186 HADDOCK RD, 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		157,819
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,500
TOTAL MARKET VALUE		223,319
SOH/AGL Deduction		24,412
ASSESSED VALUE		198,907
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		147,496
TOTAL JUST VALUE		223,319
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000383	CO ISSUED	0	09/15/2020
20000383	NEW CONSTR	127,060	01/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2483/0431	6/29/2021	WD	Q	I	01	144,500
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: SAWYER CHRISTOPHER						
2299/1134	8/21/2019	WD	Q	V	01	35,000
GRANTOR: BENNETTS PROPERTY SER						
GRANTEE: PREMIER HOMES OF NO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W38 S26 FOP=[YR=2020] S6 E38 N6 W38$ E38 N26$.

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
1	000100	C	RES	100		OR	0.00	0.00	1.31	AC		1.00	1.00	1.00	50,000.00	50,000.00	65,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.31 Total Land Value: 65,500 Market: 0 Agricultural: 0 Common: 65,500 PRINTED 07/09/2026 BY SYS