IN OR 2842 PG 1033

BROCK CHADWICK & ELISABETH
PO BOX 1325
HILLIARD, FL 32046

2026

32-4N-24-0000-0016-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 09

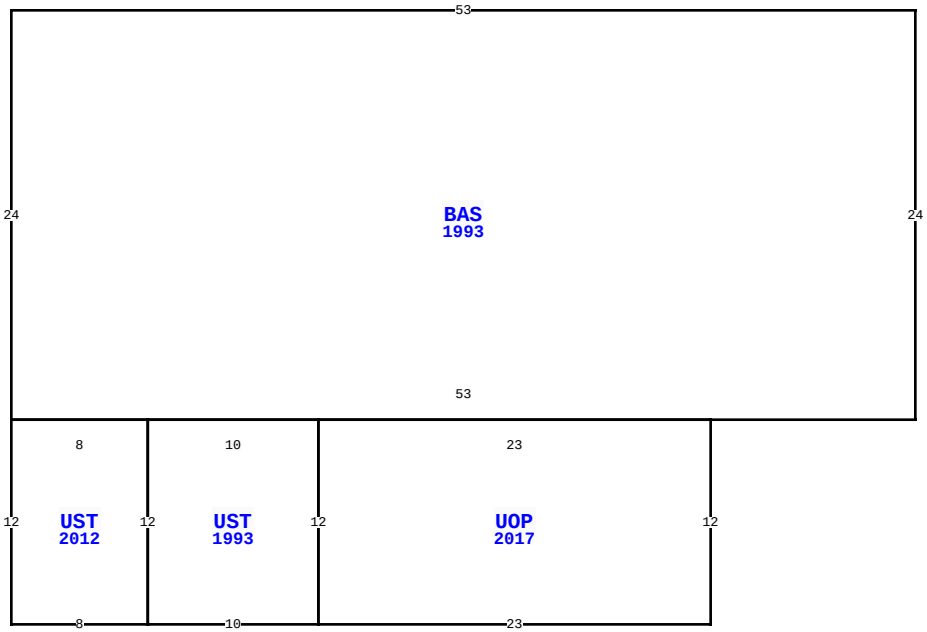
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	1993	1,272	96,208
UOP	276	20	2017	55	4,160
UST	120	45	1993	54	4,084
UST	96	45	2012	43	3,252
TOTALS	1,764			1,424	107,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,424	97.3440	102.21	145,547	1950	1950	0	0	0	26.00	74.00

1 SINGLE FAM 50% - 2014 Heated Area: 1272 HX Base Yr 2014



38339 LEON HADDOCK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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		107,705
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		147,705
SOH/AGL Deduction		35,782
ASSESSED VALUE		111,923
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		86,923
TOTAL JUST VALUE		147,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007239	REPAIR/RRF	6,263	05/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2842/1033	1/07/2026	WD	Q	I	01	160,000
GRANTOR: JONES EVA FAYE						
GRANTEE: BROCK CHADWICK & EL						
0488/0724	5/02/1986	WD	U	V		100
GRANTOR: HADDOCK HERBERT						
GRANTEE: JONES EVA F & EVIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W53 S24 UST=[YR=2012] S12 E8 UST=[YR=1993] E10 UOP=[YR=2017] E23 N12 W23 S12$ N12 W10 S12$ N12 W8$ E53 N24$.

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	50	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 05/13/2026 BY WWA Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS