PT ZACH HADDOCK GRANT
SEC 48-4N-25E IN OR 1753/1358
(EX CNSVTN ESMT IN

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2026

48-4N-25-0000-0001-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

KOLARS FERRY 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		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		432,410
TOTAL MARKET VALUE		432,410
SOH/AGL Deduction		230,973
ASSESSED VALUE		201,437
TOTAL EXEMPTION VALUE	03	201,437
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		432,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1753/1358	8/15/2011	WD	U	V	18	80,000
GRANTOR: MORGAN BARBARA DAVIS						
GRANTEE: NASSAU COUNTY						
1391/0233	2/22/2006	WD	Q	V	01	100
GRANTOR: MORGAN BARBARA DAVIS						
GRANTEE: MORGAN BARBARA M ET						

BUILDING NOTES

BUILDING DIMENSIONS

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	008600	C	COUNTY	0	0005	OR	0.00	0.00	39.31	AC		1.00	1.00	1.00	11,000.00	11,000.00	432,410							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 39.31 Total Land Value: 432,410 Market: 0 Agricultural: 0 Common: 432,410 PRINTED 07/09/2026 BY SYS