

PT ZACH HADDOCK GRANT
SEC 48-4N-25E IN OR 2042/776
(EX UTIL ESMT IN OR 1030/1366)

SCHAAK CLIFFORD
49085 CANYON CREEK RD
HILLIARD, FL 32046

2026

48-4N-25-0000-0001-0240



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04
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	1,444	100	2003	1,444	177,128
FOP	1,052	30	2003	316	38,762
FOP	1,052	30	2003	316	38,762
FUS	1,444	100	2003	1,444	177,128
SFB	494	80	2006	395	48,453
STR	100	10	2003	10	1,226
UGR	300	45	2006	135	16,559
UOP	1,052	20	2003	210	25,759
UST	650	45	2006	292	35,818

TOTALS 7,588 4,562 559,598

EXTRA FEATURES

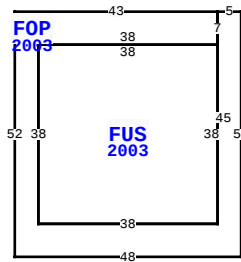
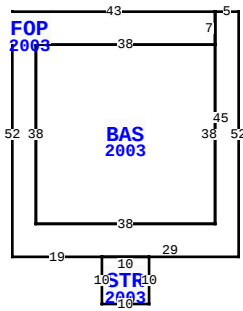
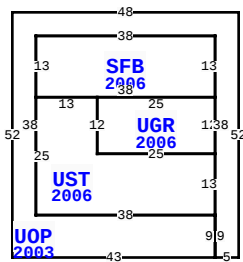
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	100	17	10			170.00	SF	30.00	2002	2002	3	20	1,020
2	0681	POLE SHED	0	100	17	8			136.00	SF	15.00	2002	2002	3	28	571
3	0681	POLE SHED	0	100	17	8			136.00	SF	15.00	2002	2002	3	28	571
4	0681	POLE SHED	0	100	10	3			30.00	SF	15.00	2002	2002	3	28	126
6	0300	BOAT DCK W	0	100	0	0			888.00	SF	40.00	2008	2008	3	44	15,629
7	0415	BEACHWALK	0	100	518	5			2,590.00	SF	5.75	2008	2008	3	27	4,021

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	RES RIVER	100	0005	OR	0.00	0.00	4.28	AC		1.00	1.00	1.50	35,000.00	52,500.00	224,700							

REVIEW DATE 12/28/2023 BY KWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	4,562	98.8785	137.44	627,001	2003	2003	0	0	0	10.75	89.25	
1 SNGL FAM 100% - 2017 Heated Area: 3283 HX Base Yr 2017													



49085 CANYON CREEK RD, HILLIARD

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/08/2026 MLU

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		646,571
TOTAL MARKET OB/XF VALUE		21,938
TOTAL LAND VALUE - MARKET		224,700
TOTAL MARKET VALUE		893,209
SOH/AGL Deduction		445,425
ASSESSED VALUE		447,784
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		396,373
TOTAL JUST VALUE		893,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		827,930

BLDG #3 -GARAGE - CLOSEST TO STREET
BLDG #2 -GARAGE- CLOSEST TO SFR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M6002	H/AC	0	12/01/2002
P6290	NEW CONSTR	0	12/01/2002
E8998	NEW CONSTR	0	01/01/2002
3732	REPAIR/RRF	3,500	12/01/2001
9057	NEW CONSTR	211,648	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2042/0776	4/22/2016	SW	U	I	12	170,000

GRANTOR: FEDERAL HOME LOAN MOR
GRANTEE: SCHAAK CLIFFORD
2000/0263 8/25/2015 SW U I 12 100
GRANTOR: BAYVIEW LOAN SERVICIN
GRANTEE: FEDERAL HOME LOAN M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W38 S38 E38 N38 \$ FOP=[YR=2003] N7 W43 S52
E19 STR=[YR=2003] S10 E10 N10W10\$ E29 N52 W5 S45 W38 N38E38
\$ PTR= E58 FUS=[YR=2003] W38 S38E38 N38 \$ FOP=[YR=2003] N7
W43 S52 E48 N52 W5 S45 W38 N38 E38 \$ W58 \$ PTR= N40
UST=[YR=2006] N13 UGR=[YR=2006] N12 SFB=[YR=2006] N13 W38
S13 E38 \$ W25 S12 E25 \$ W25 N12 W13 S25 E38 \$ UOP=[YR=2003]
N38W38 S38 E38 S9 W43 N52 E48 S52W5 N9 \$ S40 \$.

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