

BLK 2 LOTS 1,4 & N1/2 OF R/W
LYING S THEREOF ABND BY
RES #2002-134

RUIS JOHN L & DOROTHY M
4967 BAILEY HADDOCK LANE
HILLIARD, FL 32046

2026

49-4N-25-4260-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	12	HARDWOOD 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	276	15	2017	41	5,925
BAS	1,168	100	1993	1,168	168,812
FEP	276	80	1993	221	31,941
FGR	529	55	1993	291	42,059
FUS	736	100	1993	736	106,375
UOP	55	20	1993	11	1,590

TOTALS	3,040			2,468	356,703
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0300	BOAT DCK W	0	100	32	12	384.00	SF	40.00
5	0351	CARPORT MT	0	100	30	26	780.00	SF	10.00
6	0303	FLT DOCK W	0	100	8	12	96.00	SF	26.00
7	0310	AL GANG WY	0	100	0	0	12.00	LF	115.00
8	0680	POLE SHED	0	100	36	24	864.00	SF	10.00
9	0920	CWALL-WD/M	0	100	0	0	146.00	LF	390.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	RES RIVER	100	0005	OR	0.00	0.00	1.00

REVIEW DATE 01/23/2024 BY KW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,468	130.3824	181.23	447,276	1984	1995	0	0	20.25	79.75
1 SNGL FAM 100% - 2019 Heated Area: 1904 HX Base Yr 2019											

4967 BAILEY HADDOCK LN, HILLIARD

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	0300	BOAT DCK W	0	100	32	12	384.00	SF	40.00	40.00	
5	0351	CARPORT MT	0	100	30	26	780.00	SF	10.00	10.00	
6	0303	FLT DOCK W	0	100	8	12	96.00	SF	26.00	26.00	
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TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000132	C	RES RIVER	100	0005	OR	0.00	0.00	1.00	LT	

Total Acres: 0.00 Total Land Value: 156,250 Market: 0 Agricultural: 0 Common: 156,250

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										369,772	
TOTAL MARKET OB/XF VALUE										27,105	
TOTAL LAND VALUE - MARKET										156,250	
TOTAL MARKET VALUE										553,127	
SOH/AGL Deduction										237,442	
ASSESSED VALUE										315,685	
TOTAL EXEMPTION VALUE										51,411	
BASE TAXABLE VALUE										264,274	
TOTAL JUST VALUE										553,127	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										498,433	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230016091		27,734	12/15/2023
21000981	GARAGE	28,980	01/28/2021
R1615163	REPAIR/RRF	8,960	07/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2178/1391	2/14/2018	WD	Q	I	02	300,000	
GRANTOR: HILL JONATHAN HENRY J							
GRANTEE: RUIS JOHN L & DOROT							
0239/0377	5/07/1977	MS	U	I		24,000	
GRANTOR: HAGAN N S							
GRANTEE: HILL JONATHAN H & D							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=15,44] N7 N5 E11 S5 E14 N23 W14 S8 W11 N10 W23 S32 E23 \$									
FUS=[YR=1993;ORIG=-20,44] W23 N32 E23 S32 \$									
FGR=[YR=1993;ORIG=-8,67] E23 N23 W23 S23 \$									
FEP=[YR=1993;ORIG=15,12] N12 W23 S12 E23 \$									
BAL=[YR=2017;ORIG=-43,12] N12 E23 S12 W23 \$									
UOP=[YR=1993;ORIG=15,37] E11 N5 W11 S5 \$									

OTHER ADJUSTMENTS AND NOTES									

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