PT S1/2 OF SW1/4 OF
SEC 3-1N-23E IN OR 1427/178 &
OR 1543/1763 (EX ESMT IN

MCCLELLAN DARRELL
2756 STATE ROAD 2
HILLIARD, FL 32046

2023

03-1N-23-0000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

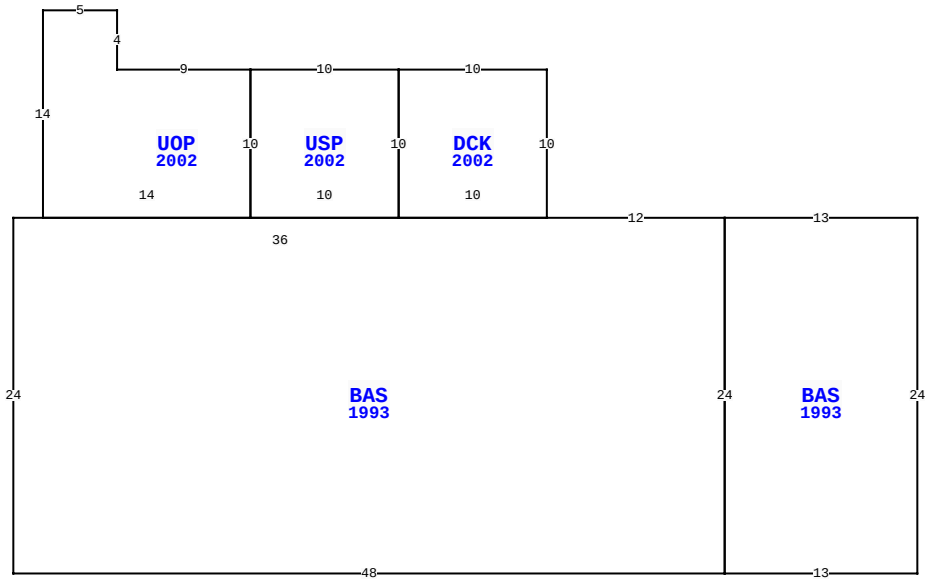
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100	312	7,471
BAS	1,152	100	1,152	27,586
DCK	100	15	15	359
UOP	160	25	40	958
USP	100	50	50	1,197
TOTALS	1,824		1,569	37,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,569	122.8000	79.82	125,238	1991	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2006 Heated Area: 1464 HX Base Yr 2006



BLD DATE	12/04/2007	KW	LGL DATE	
XF DATE			LAND DATE	06/16/2023 MLU
INC DATE			AG DATE	

2756 SR 2, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		49,212
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		102,500
TOTAL MARKET VALUE		151,712
SOH/AGL Deduction		74,402
ASSESSED VALUE		77,310
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		27,310
TOTAL JUST VALUE		151,712
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18717	NEW CONSTR	0	12/01/2006
C18717	CO ISSUED	0	12/01/2006
B17603	GARAGE	9,295	04/20/2006
94352	MH MOVE-ON	18,500	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1543/1763	12/31/2007	QC	U	I	07	100
GRANTOR: MCCLELLAN DARRELL						
GRANTEE: MCCLELLAN DARRELL						
1427/0178	11/02/2005	WD	U	V	06	100
GRANTOR: MIXON CLARK W						
GRANTEE: MCCLELLAN DARRELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 BAS=[YR=1993] W12 DCK=[YR=2002] N10 W10
USP=[YR=2002] W10 UOP=[YR=2002] W9 N4 W5 S14 E14 N10 $ S10
E10 N10 $ S10 E10 $ W36 S24 E48 N24 $ S24 E13 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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	4.10	AC		1.00	1.00	1.00	25,000.00	25,000.00	102,500							

REVIEW DATE 08/17/2017 BY TW Total Acres: 4.10 Total Land Value: 102,500 Market: 0 Agricultural: 0 Common: 102,500 PRINTED 08/02/2023 BY SYS

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SEC 3-1N-23E IN OR 1427/178 &
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2023

03-1N-23-0000-0008-0000

BUILDING CHARACTERISTICS

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Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

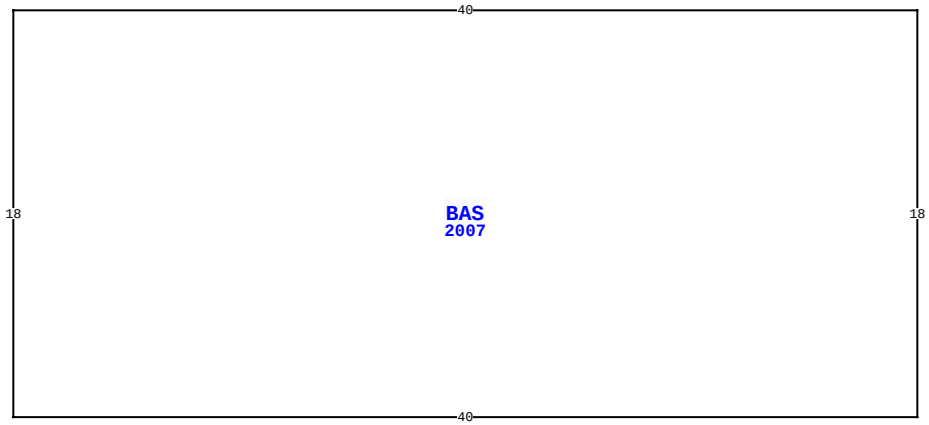
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	11,641
TOTALS	720		720	11,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	57.7500	20.21	14,551	2007	2007	0	0	0	20.00	80.00

2 GARAGE RES – 100% - 2006 Heated Area: 720 HX Base Yr 2006



2756 SR 2, HILLIARD

BLD DATE	12/04/2007 KW	LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTEE: MCCLELLAN DARRELL						
1427/0178	11/02/2005	WD	U	V	06	100
GRANTOR: MIXON CLARK W						
GRANTEE: MCCLELLAN DARRELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S18 E40 N18 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/17/2017 BY TW Total Acres: 4.10 Total Land Value: 102,500 Market: 0 Agricultural: 0 Common: 102,500 PRINTED 08/02/2023 BY SYS