

IN NW 1/4
OR 151/451 & OR 190/624
PARCELS 4-2 & 4-3

WINGATE SANDRA L EST
P O BOX 844
HILLIARD, FL 32046-0844

2023

16-4N-24-0000-0004-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD											
Exterior Wall	12	CEDAR 100	0900	01	2,355	98.7840	117.31	276,265	1981	1986	0	0	0	18.00	82.00														
Roof Structur	07	GAMBREL 100	1 SNGL FAM - 0% - 0																										
Roof Cover	12	MODULAR MT 100	Heated Area: 2259																										
Interior Wall	05	DRYWALL 100	HX Base Yr																										
Interior Floo	14	CARPET 90																											
Interior Floo	08	SHT VINYL 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 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	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,275	100	1,275	122,647																									
FUS	984	100	984	94,655																									
UOP	240	20	48	4,617																									
USP	160	30	48	4,617																									
TOTALS			2,659	2,355	226,537																								
EXTRA FEATURES					38195 BLACKCLAW LN, HILLIARD																								
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	0	7	10	70.00	SF	20.10	20.10	100	1987	1987	3	20	281													
2	0350	CARPORT WD	0	0	0	0	480.00	SF	13.00	13.00	100	1975	1975	3	20	1,248													
3	0510	GARAGE WD-	0	0	12	22	264.00	SF	35.00	35.00	100	1980	1980	3	20	1,848													
4	0681	POLE SHED	0	0	12	20	240.00	SF	15.00	15.00	100	1980	1980	3	20	720													
5	0680	POLE SHED	0	0	23	50	1,150.00	SF	10.00	10.00	100	1980	1980	3	20	2,300													
6	0940	SHEDS/PORT	0	0	23	10	230.00	SF	30.00	30.00	100	1990	1990	3	20	1,380													
TOTAL OB/XF 7,777																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0005	OR	0.00	0.00	3.94	AC		1.00	1.00	1.00	25,000.00	25,000.00	98,500												
REVIEW DATE 06/09/2021 BY TWA Total Acres: 3.94 Total Land Value: 98,500 Market: 0 Agricultural: 0 Common: 98,500 PRINTED 08/02/2023 BY SYS																													