

PT OF LOTS 40 41 & 42 LYING
N'LY OF CLYATT RD & PT OF
LOTS 55 & 56 LYING W'LY OF THE

SAULS CHARLES F & DEBORAH K
36800 CLYATT CIR
HILLIARD, FL 32046

2023

27-3N-24-2020-0040-0020



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2										
Exterior Wall	20	FACE BRICK 100	0900	01	3,061	97.5384	115.83	354,556	2020	2020	0	0	1.50	98.50	VALUATION BY STANDARD										
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2021													Heated Area: 2522									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021									
Interior Wall	05	DRYWALL 100														STR 2020									
Interior Floo	08	SHT VINYL 80														FUS 2020									
Interior Floo	11	CLAY TILE 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	0	0 100																							
Units	0	0 100																							
Occupancy	00	NONE 100																							
Quality			02	Quality Level 02																					
DOR CODE			5400TIMBERLAND 90+																						
MAP NUM			MKT AREA 09																						
NEIGHBORHOOD/LOC			9001.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,243	100	2,243	255,910																					
FGR	668	55	367	41,872																					
FOP	231	30	69	7,872																					
FOP	320	30	96	10,953																					
FUS	279	100	279	31,832																					
STR	72	10	7	799																					
TOTALS			3,813	3,061	349,238																				
EXTRA FEATURES			36800 CLYATT CIR, 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	0812	CONCRETE C	0 100	0	0	5,458.00	SF	4.00	4.00	100	2020	2020	3	99	21,614										
TOTAL OB/XF 21,614																									
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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000								
2	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	11.90	AC		1.00	1.00	1.00	720.00	720.00	8,568								
3	009910	M	MKT. VAL. AG	0			0.00	0.00	11.90	AC		1.00	1.00	1.00	15,000.00	15,000.00	178,500								
REVIEW DATE 10/14/2020 BY TW Total Acres: 12.90 Total Land Value: 38,568 Market: 178,500 Agricultural: 8,568 Common: 30,000 PRINTED 08/02/2023 BY SYS																									

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