

SE1/4 OF NE1/4 OF SE1/4
IN OR 2096/1031
EX 1-5 1-10 & 1-20

MCCLARRIE HAROLD C & ALISON S
456872 OLD DIXIE HWY
HILLIARD, FL 32046

2023

28-3N-24-0000-0001-0060



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	VALUATION SUMMARY											
Exterior Wall	03	BELOW AVG. 100	0820	02	918	47.6000	30.94	28,403	1963	1963	0	0	0	70.00	30.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 0% - 0													Heated Area: 864										
Roof Cover	03	COMP SHNGL 100														HX Base Yr										
Interior Wall	01	MINIMUM 100																								
Interior Floop	02	MIN PLYWD 100																								
Air Condition	01	NONE 100																								
Heating Type	01	NONE 100																								
Bedrooms	2	100																								
Bathrooms	1	100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	1. 100																								
Units		0 100																								
Quality			02	Quality Level 02																						
DOR CODE			0200 MOBILE HOME																							
MAP NUM															09											
NEIGHBORHOOD/LOC			9001.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	864	100	864	8,020																						
UOP	216	25	54	501																						
TOTALS			1,080	918	8,521																					
EXTRA FEATURES			37125 ANNA MARIE 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									
2	0572	JUNK MH	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1974	1974	3	100	1,000										
4	0681	POLE SHED	0	0	30	26	780.00	SF	7.50	7.50	100	1993	1993	3	20	1,170										
5	0940	SHEDS/PORT	0	0	12	8	96.00	SF	18.30	18.30	100	1980	1980	3	20	351										
6	0940	SHEDS/PORT	0	0	10	8	80.00	SF	20.10	20.10	100	1970	1970	3	20	322										
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	000102	C	SFR/MH	0	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000									
REVIEW DATE 05/20/2022 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																										