PARCELS 1-19 1-18 1-1 & 1-5
PT OF NE1/4 OF SE1/4
IN OR 1003/1544 & 1003/1548 &

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

2023

28-3N-24-0000-0001-0190

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 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

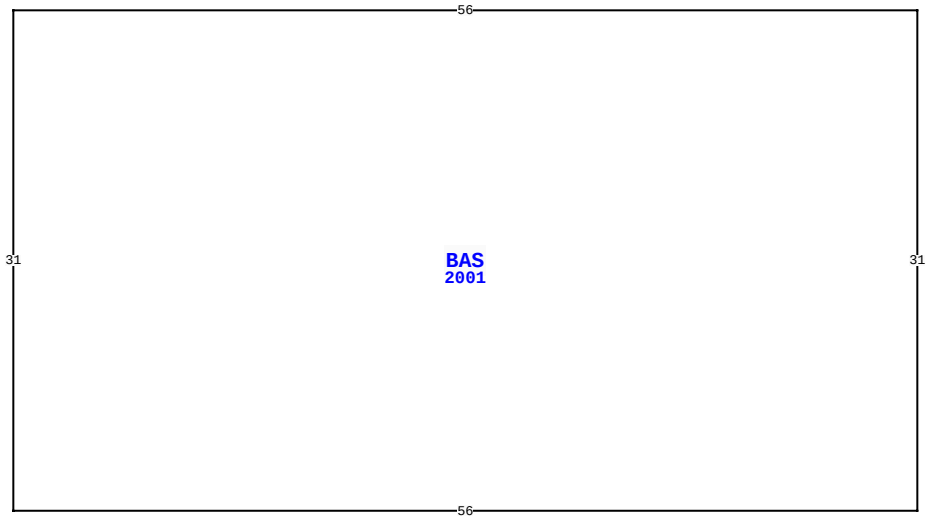
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	1,736	125,034
TOTALS	1,736		1,736	125,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,736	107.0000	80.25	139,314	2001	2001	0	0	0	10.25	89.75

1 SFR MODULR – 100% - 0 Heated Area: 1736 HX Base Yr



456872 OLD DIXIE HWY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		158,035
TOTAL MARKET OB/XF VALUE		17,382
TOTAL LAND VALUE - MARKET		242,020
TOTAL MARKET VALUE		417,437
SOH/AGL Deduction		154,617
ASSESSED VALUE		262,820
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		207,820
TOTAL JUST VALUE		417,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
79000	NEW CONSTR	79,000	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1003/1548	8/17/2001	QC	U	I	01	100
GRANTOR: MCCLARRIE HAROLD C						
GRANTEE: MCCLARRIE HAROLD C						
1003/1544	8/17/2001	QC	U	I	07	100
GRANTOR: ROBERTS KAY O						
GRANTEE: MCCLARRIE HAROLD C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W56 S31 E56 N31 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0681	POLE SHED	0	0	30	6	180.00	SF	15.00	15.00	100	2000	2000	3	29	783	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
5	0681	POLE SHED	0	0	45	18	810.00	SF	15.00	15.00	100	1990	1990	3	20	2,430	
7	0510	GARAGE WD-	0	0	30	20	600.00	SF	35.00	35.00	100	1990	1990	3	20	4,200	
8	0681	POLE SHED	0	0	45	18	810.00	SF	15.00	15.00	100	1990	1990	3	20	2,430	
9	0681	POLE SHED	0	0	14	10	140.00	SF	15.00	15.00	100	2000	2000	3	29	609	
10	0681	POLE SHED	0	0	35	14	490.00	SF	15.00	15.00	100	1990	1990	3	20	1,470	

LAND DESCRIPTION

TOTAL OB/XF 17,382

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	0006		0.00	0.00	9.58	AC		1.00	1.00	1.00	19,000.00	19,000.00	182,020							
2	000115	C	SFR ACRES	0	0006		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
3	000115	C	SFR ACRES	0	0006		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 06/18/2018 BY TWX Total Acres: 11.58 Total Land Value: 242,020 Market: 0 Agricultural: 0 Common: 242,020 PRINTED 08/02/2023 BY SYS

PARCELS 1-19 1-18 1-1 & 1-5
PT OF NE1/4 OF SE1/4
IN OR 1003/1544 & 1003/1548 &

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456872 OLD DIXIE HIGHWAY
HILLIARD, FL 32046

2023

28-3N-24-0000-0001-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 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
BUD8 Adjustme	04	DIST 01 100

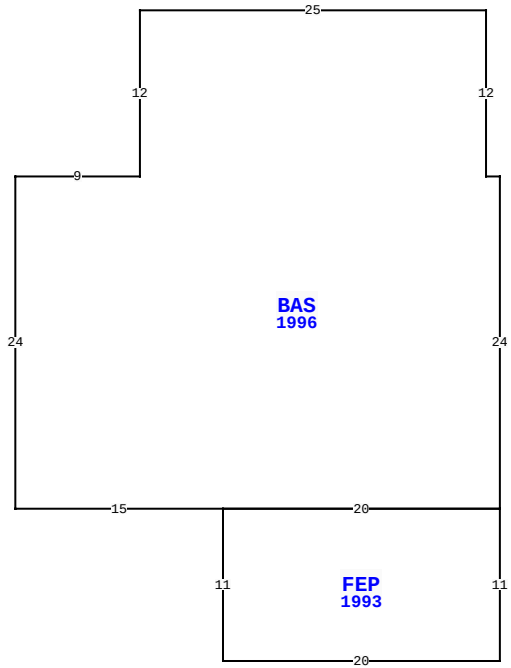
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1,140	13,229
FEP	220	85	187	2,170
TOTALS	1,360		1,327	15,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,327	59.5000	38.68	51,328	1977	1977	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1327 HX Base Yr



456872 OLD DIXIE HWY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		158,035
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TOTAL LAND VALUE - MARKET		242,020
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BASE TAXABLE VALUE		207,820
TOTAL JUST VALUE		417,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1003/1548	8/17/2001	QC	U	I	01	100
GRANTOR: MCCLARRIE HAROLD C						
GRANTEE: MCCLARRIE HAROLD C						
1003/1544	8/17/2001	QC	U	I	07	100
GRANTOR: ROBERTS KAY O						
GRANTEE: MCCLARRIE HAROLD C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W1 N12 W25 S12 W9 S24 E15 FEP=[YR=1993] S11 E20 N11 W20 $ E20 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

REVIEW DATE 06/18/2018 BY TWX Total Acres: 11.58 Total Land Value: 242,020 Market: 0 Agricultural: 0 Common: 242,020 PRINTED 08/02/2023 BY SYS

PARCELS 1-19 1-18 1-1 & 1-5
PT OF NE1/4 OF SE1/4
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456872 OLD DIXIE HIGHWAY
HILLIARD, FL 32046

2023

28-3N-24-0000-0001-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

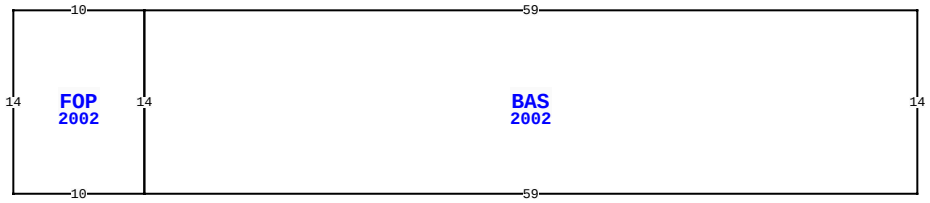
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	826	100	826	16,751
FOP	140	30	42	852
TOTALS	966		868	17,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	868	104.0000	67.60	58,677	1983	1983	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 826 HX Base Yr



456872 OLD DIXIE HWY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: MCCLARRIE HAROLD C						
GRANTEE: MCCLARRIE HAROLD C						
1003/1544	8/17/2001	QC	U	I	07	100
GRANTOR: ROBERTS KAY O						
GRANTEE: MCCLARRIE HAROLD C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W59 FOP=[YR=2002] W10 S14 E10 N14$ S14 E59 N14$
.

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 06/18/2018 BY TWX Total Acres: 11.58 Total Land Value: 242,020 Market: 0 Agricultural: 0 Common: 242,020 PRINTED 08/02/2023 BY SYS