IN OR 423/151
R433449 & R433450
PARCEL 1-16 SEC 48 &

PURDY RONNIE M & REBECCA E
49201 EAGLE CLAW PLACE
HILLIARD, FL 32046

2023

48-4N-25-0000-0001-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

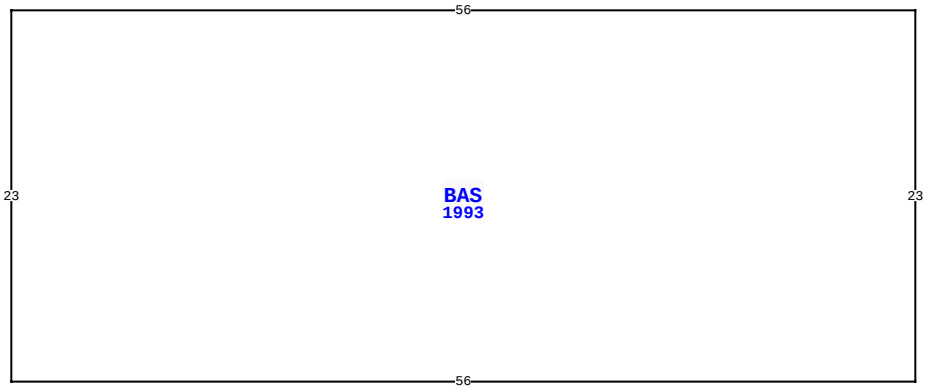
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1,288	23,961
TOTALS	1,288		1,288	23,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,288	95.4000	62.01	79,869	1977	1977	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1985 Heated Area: 1288 HX Base Yr 1985



49201 EAGLE CLAW PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		23,961
TOTAL MARKET OB/XF VALUE		6,771
TOTAL LAND VALUE - MARKET		223,050
TOTAL MARKET VALUE		253,782
SOH/AGL Deduction		142,566
ASSESSED VALUE		111,216
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		61,216
TOTAL JUST VALUE		253,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0423/0151	6/01/1984	MS	U	V		22,400

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S23 E56 N23 $.

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	0510	GARAGE WD-	0	100	12	22	264.00	SF	35.00	35.00	100	1988	1988	3	20	1,848	
2	0350	CARPORT WD	0	100	0	0	1,130.00	SF	8.58	8.58	100	1988	1988	3	20	1,939	
4	0510	GARAGE WD-	0	100	24	12	288.00	SF	25.90	25.90	100	2004	2004	3	40	2,984	

LAND DESCRIPTION

TOTAL OB/XF 6,771

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	14.87	AC		1.00	1.00	1.00	15,000.00	15,000.00	223,050							

REVIEW DATE 09/18/2018 BY KBA Total Acres: 14.87 Total Land Value: 223,050 Market: 0 Agricultural: 0 Common: 223,050 PRINTED 08/02/2023 BY SYS