PT OF S1/2 OF SW1/4 OF SE1/4
SEC 16-3N-24E RECD IN
OR 2354/1905

MCCLAIN ORIN G &/IRONS ALLIE M
37847 HENRY SMITH RD
HILLIARD, FL 32046

2024

16-3N-24-0000-0029-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

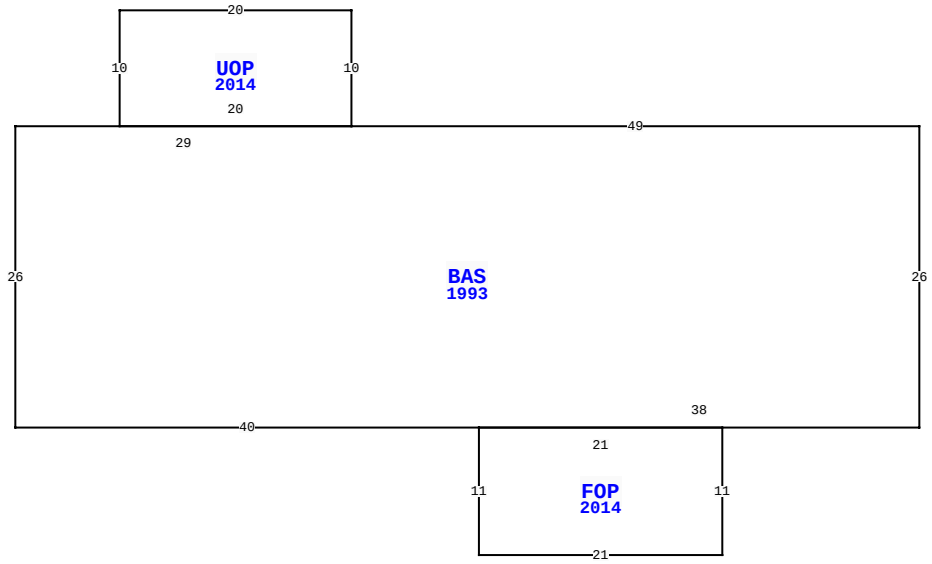
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,028	100	2,028	175,717
FOP	231	30	69	5,979
UOP	200	20	40	3,466
TOTALS	2,459		2,137	185,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,137	112.6020	106.97	228,595	1985	1985	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2015 Heated Area: 2028 HX Base Yr 2015



37847 HENRY SMITH RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		185,162
TOTAL MARKET OB/XF VALUE		19,176
TOTAL LAND VALUE - MARKET		77,000
TOTAL MARKET VALUE		281,338
SOH/AGL Deduction		116,248
ASSESSED VALUE		165,090
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		115,090
TOTAL JUST VALUE		281,338
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8908103	XFOB	180	08/03/1989
	XFOB	170	10/26/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2354/1905	3/20/2020	QC	U	I	11	58,500
GRANTOR: MCCLAIN ORIN G & SUSA						
GRANTEE: MCCLAIN ORIN G & AL						
1948/0151	11/14/2014	SW	U	I	12	81,000
GRANTOR: FANNIE MAE						
GRANTEE: MCCLAIN ORIN G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 UOP=[YR=2014] N10 W20 S10 E20$ W29 S26 E40
FOP=[YR=2014] S11 E21 N11 W21$ E38 N26$.

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	0812	CONCRETE C	0	100	0	0	3,373.00	SF	4.00	4.00	100	1985	1985	3	47	6,341	
2	0511	GARAGE CB-	0	100	24	26	624.00	SF	40.00	40.00	100	1985	1985	3	47	11,731	
3	0681	POLE SHED	0	100	16	23	368.00	SF	15.00	15.00	100	1986	1986	3	20	1,104	

LAND DESCRIPTION

TOTAL OB/XF 19,176

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	A-1	0.00	0.00	4.40	AC		1.00	1.00	0.70	25,000.00	17,500.00	77,000							

REVIEW DATE 05/30/2024 BY WWA Total Acres: 4.40 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 08/06/2024 BY SYS