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

**2024**

**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 |

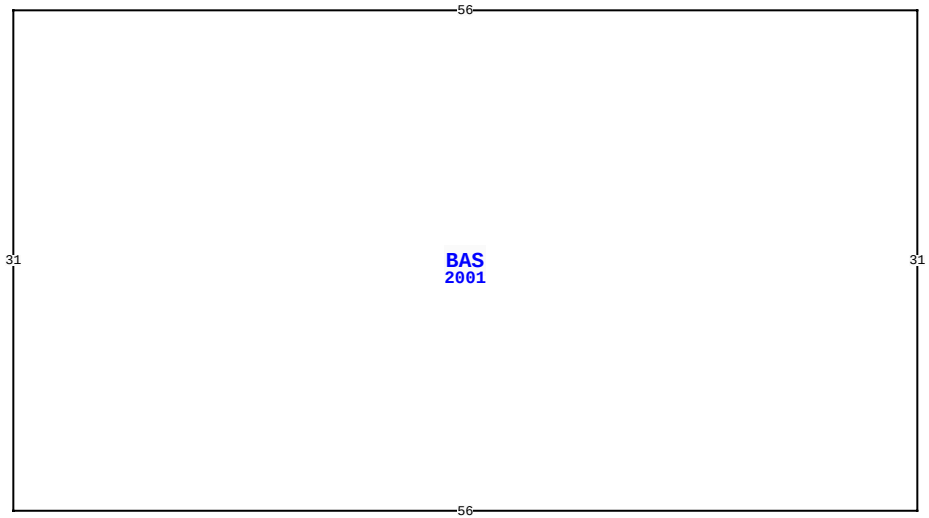
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,736 | 100 | 1,736 | 132,627 |
| TOTALS | 1,736 | | 1,736 | 132,627 |

## 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 | 85.60 | 148,602 | 2001 | 2001 | 0 | 0 | 0 | 10.75 | 89.25 |

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 | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 168,165 |
| TOTAL MARKET OB/XF VALUE | | 17,229 |
| TOTAL LAND VALUE - MARKET | | 173,700 |
| TOTAL MARKET VALUE | | 359,094 |
| SOH/AGL Deduction | | 124,668 |
| ASSESSED VALUE | | 234,426 |
| TOTAL EXEMPTION VALUE | HX HB DX | 55,000 |
| BASE TAXABLE VALUE | | 179,426 |
| TOTAL JUST VALUE | | 359,094 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 417,437 |

| 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 | 85 | 2,975 | |
| 2 | 0681 | POLE SHED | 0 | 0 | 30 | 6 | 180.00 | SF | 15.00 | 15.00 | 100 | 2000 | 2000 | 3 | 28 | 756 | |
| 3 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1990 | 1990 | 3 | 68 | 2,380 | |
| 4 | 0681 | POLE SHED | 0 | 0 | 45 | 18 | 810.00 | SF | 15.00 | 15.00 | 100 | 1990 | 1990 | 3 | 20 | 2,430 | |
| 5 | 0510 | GARAGE WD- | 0 | 0 | 30 | 20 | 600.00 | SF | 35.00 | 35.00 | 100 | 1990 | 1990 | 3 | 20 | 4,200 | |
| 6 | 0681 | POLE SHED | 0 | 0 | 45 | 18 | 810.00 | SF | 15.00 | 15.00 | 100 | 1990 | 1990 | 3 | 20 | 2,430 | |
| 7 | 0681 | POLE SHED | 0 | 0 | 14 | 10 | 140.00 | SF | 15.00 | 15.00 | 100 | 2000 | 2000 | 3 | 28 | 588 | |
| 8 | 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 17,229

| 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 | OR | 0.00 | 0.00 | 11.58 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 173,700 | | | | | | | |

REVIEW DATE 02/28/2024 BY WWA Total Acres: 11.58 Total Land Value: 173,700 Market: 0 Agricultural: 0 Common: 173,700 PRINTED 08/06/2024 BY SYS

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

**2024**

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

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

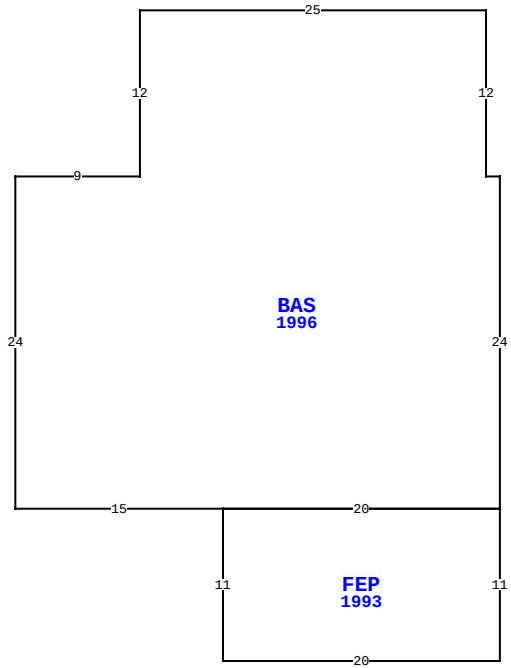
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 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 | 14,244 |
| FEP | 220 | 85 | 187 | 2,337 |
| TOTALS | 1,360 | | 1,327 | 16,581 |

## 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 | 41.65 | 55,270 | 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 | | 168,165 |
| TOTAL MARKET OB/XF VALUE | | 17,229 |
| TOTAL LAND VALUE - MARKET | | 173,700 |
| TOTAL MARKET VALUE | | 359,094 |
| SOH/AGL Deduction | | 124,668 |
| ASSESSED VALUE | | 234,426 |
| TOTAL EXEMPTION VALUE | HX HB DX | 55,000 |
| BASE TAXABLE VALUE | | 179,426 |
| TOTAL JUST VALUE | | 359,094 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 417,437 |

| 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 02/28/2024 BY WWA Total Acres: 11.58 Total Land Value: 173,700 Market: 0 Agricultural: 0 Common: 173,700 PRINTED 08/06/2024 BY SYS

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

**2024**

**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 |

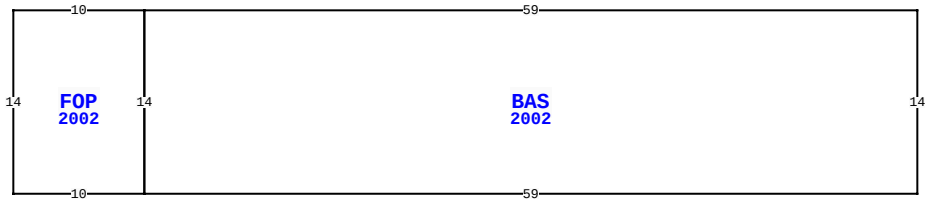
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 826 | 100 | 826 | 18,040 |
| FOP | 140 | 30 | 42 | 917 |
| TOTALS | 966 | | 868 | 18,957 |

## 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 | 72.80 | 63,190 | 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 |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 168,165 |
| TOTAL MARKET OB/XF VALUE | | 17,229 |
| TOTAL LAND VALUE - MARKET | | 173,700 |
| TOTAL MARKET VALUE | | 359,094 |
| SOH/AGL Deduction | | 124,668 |
| ASSESSED VALUE | | 234,426 |
| TOTAL EXEMPTION VALUE | HX HB DX | 55,000 |
| BASE TAXABLE VALUE | | 179,426 |
| TOTAL JUST VALUE | | 359,094 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 417,437 |

| 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=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 02/28/2024 BY WWA Total Acres: 11.58 Total Land Value: 173,700 Market: 0 Agricultural: 0 Common: 173,700 PRINTED 08/06/2024 BY SYS