IN NW 1/4
OR 151/451 & OR 190/624
PARCELS 4-2 & 4-3

NELSON DEBRA ANN L/E/
38195 BLACKCLAW LN
HILLIARD, FL 32046

2025

16-4N-24-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	07	GAMBREL 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	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

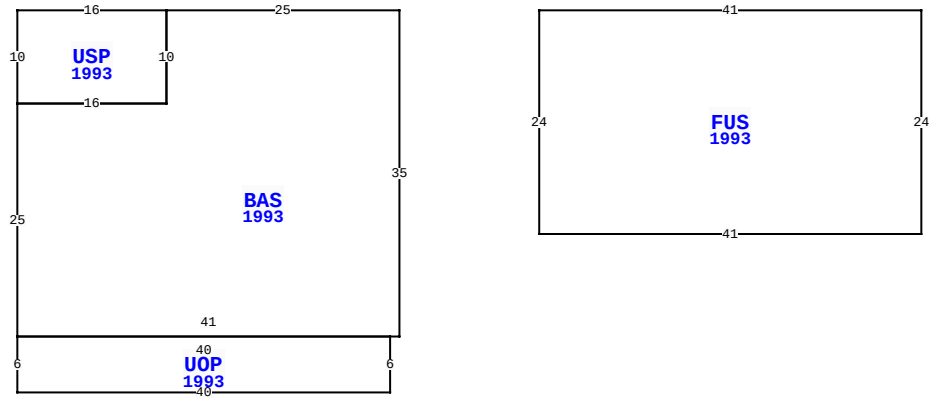
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,275	100	1993	1,275	134,660
FUS	984	100	1993	984	103,926
UOP	240	20	1993	48	5,070
USP	160	30	1993	48	5,070
TOTALS	2,659			2,355	248,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,355	98.7840	130.39	307,068	1981	1986	0	0	0	19.00	81.00

1 SNGL FAM – 0% - 0 Heated Area: 2259 HX Base Yr



38195 BLACKCLAW LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	248,725
TOTAL MARKET OB/XF VALUE	7,777
TOTAL LAND VALUE - MARKET	118,200
TOTAL MARKET VALUE	374,702
SOH/AGL Deduction	10,898
ASSESSED VALUE	363,804
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	363,804
TOTAL JUST VALUE	374,702
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	343,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2770/1720	2/26/2025	FJ	U	I	11	0
GRANTOR: WINGATE SANDRA L EST						
GRANTEE: NELSON DEBRA ANN						
0151/0451	1/01/1973	WD	Q	V		3,000
GRANTOR:						
GRANTEE:						

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	0940	SHEDS/PORT	0	0	7	10	70.00	SF	20.10	20.10	100	1987	1987	3	20	281	
2	0350	CARPORT WD	0	0	0	0	480.00	SF	13.00	13.00	100	1975	1975	3	20	1,248	
3	0510	GARAGE WD-	0	0	12	22	264.00	SF	35.00	35.00	100	1980	1980	3	20	1,848	
4	0681	POLE SHED	0	0	12	20	240.00	SF	15.00	15.00	100	1980	1980	3	20	720	
5	0680	POLE SHED	0	0	23	50	1,150.00	SF	10.00	10.00	100	1980	1980	3	20	2,300	
6	0940	SHEDS/PORT	0	0	23	10	230.00	SF	30.00	30.00	100	1990	1990	3	20	1,380	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 USP=[YR=1993] W16 S10 E16 N10$ S10 W16 S25 UOP=[YR=1993] S6 E40 N6 W40$ E41 N35$ PTR= E15 FUS=[YR=1993] E41 S24 W41 N24$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 7,777

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	000100	C	RES	0	0005	OR	0.00	0.00	3.94	AC		1.00	1.00	1.00	30,000.00	30,000.00	118,200							

REVIEW DATE 06/09/2021 BY TWA Total Acres: 3.94 Total Land Value: 118,200 Market: 0 Agricultural: 0 Common: 118,200 PRINTED 07/30/2025 BY SYS