

HASSELL CLARA J
3559 HASSELL RD
HILLIARD, FL 32046-5583

26-2N-23-0000-0005-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT		CD		05		AVERAGE 100		0800		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND																			
Exterior Wall		03		GABLE/HIP 100		1 M/H 94+ - 100% - 2012		Heated Area: 2160		HX Base Yr 2012																																							
Roof Structur		03		COMP SHNGL 100																																													
Roof Cover		05		DRYWALL 100																																													
Interior Wall		08		SHT VINYL 60																																													
Interior Floo		14		CARPET 40																																													
Air Condition		03		CENTRAL 100																																													
Heating Type		04		AIR DUCTED 100																																													
Bedrooms				3 100																																													
Bathrooms				2 100																																													
Frame		02		WOOD FRAME 100																																													
Stories		0		0 100																																													
Units				0 100																																													
Quality		04		Quality Level 04																																													
DOR CODE		5000		IMPROVED AG																																													
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		2,160		100		2011		2,160		154,093																																							
TOTALS		2,160						2,160		154,093																																							
EXTRA FEATURES										3559 HASSELL LN, HILLIARD										BLD DATE										LGL DATE																			
																				XF DATE										LAND DATE																			
																				INC DATE										AG DATE																			
																														05/21/2025										MLU									
																														01/30/2024										DC									
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																			
1		0681		POLE SHED		0 100		13 34		442.00		SF		13.50		13.50		100		1989		1989		3		20		1,193																					
2		0937		WELL		0 100		0 0		1.00		UT		6,000.00		6,000.00		100		2000		2000		3		100		6,000																					
3		0681		POLE SHED		0 100		21 13		273.00		SF		15.00		15.00		100		1990		1990		3		20		819																					