PT OF LOTS 40 41 & 42 LYING
N'LY OF CLYATT RD
CORNWALL SURVEY PBK O/31 & PT

SAULS CHARLES W & AMANDA T
36746 CLYATT CIRCLE
HILLIARD, FL 32046

2025

27-3N-24-2020-0040-0010

BUILDING CHARACTERISTICS

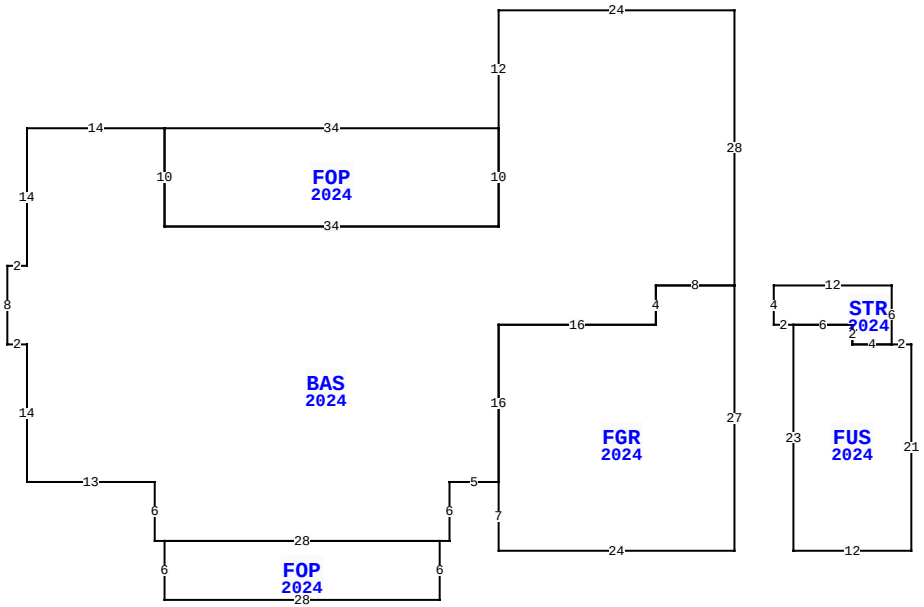
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	31	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	03	Quality Level 03
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	2,320	100	2024	2,320	363,076
FGR	584	55	2024	321	50,236
FOP	168	30	2024	50	7,825
FOP	340	30	2024	102	15,963
FUS	264	100	2024	264	41,315
STR	56	10	2024	6	939
TOTALS	3,732			3,063	479,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,063	99.7280	157.57	482,637	2023	2023	0	0	0	0.68	99.32

1 SFR CUST – 100% - 2024 Heated Area: 2584 HX Base Yr 2024



36746 CLYATT CIR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/28/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		479,355
TOTAL MARKET OB/XF VALUE		20,526
TOTAL LAND VALUE - MARKET		244,950
TOTAL MARKET VALUE		550,273
SOH/AGL Deduction		45,721
ASSESSED VALUE		504,552
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		453,830
TOTAL JUST VALUE		744,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		702,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004615	CO ISSUED		11/28/2023
23008698	30X36 POLE BARN	0	07/07/2023
230004615	NEW SFR	434,685	04/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/1736	6/07/2019	WD	U	V	11	100

GRANTOR: SAULS CHARLES F & DEB

GRANTEE: SAULS CHARLES W & A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=62,10] W24 S12 S10 W34 N10 W14 S14 W2 S8 E2 S14 E13 S6 E1 E28 E1 N6 E5 N16 E16 N4 E8 N28 $
FOP=[YR=2024;ORIG=4,22] E34 S10 W34 N10 $
FOP=[YR=2024;ORIG=4,64] E28 S6 W28 N6 $
FGR=[YR=2024;ORIG=38,42] E16 N4 E8 S27 W24 N7 N16 $
FUS=[YR=2024;ORIG=68,42] S23 E12 N21 W2 W4 N2 W6 $
STR=[YR=2024;ORIG=78,44] N6 W12 S4 E2 E6 S2 E4 $
.

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	0811	CONCRETE B	0	100	0	0	713.00	SF	5.20	5.20	100	2024	2023		100	3,708	
2	0680	POLE SHED	0	100	36	42	1,512.00	SF	10.00	10.00	100	2024	2023		98	14,818	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 20,526

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	005000	C	AGRICULTURAL	100		OR			1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	5.90	AC		1.00	1.00	1.00	685.00	685.00	4,042							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	225.00	225.00	1,350							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.90	AC		1.00	1.00	1.00	15,500.00	15,500.00	199,950							

REVIEW DATE 12/05/2023 BY WW Total Acres: 12.90 Total Land Value: 50,392 Market: 199,950 Agricultural: 5,392 Common: 45,000 PRINTED 07/30/2025 BY SYS