

PT OF LOTS 40 41 & 42 LYING
N'LY OF CLYATT RD & PT OF
LOTS 55 & 56 LYING W'LY OF THE

SAULS CHARLES F & DEBORAH K
36800 CLYATT CIR
HILLIARD, FL 32046

2025

27-3N-24-2020-0040-0020



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 2 4													
Exterior Wall	20	FACE BRICK 100	0500	01	3,061	102.6720	162.22	496,555	2020	2020	0	0	0	3.00	97.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2021														Heated Area: 2522												
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2021												
Interior Wall	05	DRYWALL 100															STR 2020												
Interior Floo	08	SHT VINYL 80															FUS 2020												
Interior Floo	11	CLAY TILE 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	0	0 100																											
Units	0	0 100																											
Occupancy	00	NONE 100																											
Quality			03	Quality Level 03																									
DOR CODE			5000IMPROVED AG																										
MAP NUM																09													
NEIGHBORHOOD/LOC			9001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,243	100	2020	2,243	352,943																								
FGR	668	55	2020	367	57,749																								
FOP	231	30	2020	69	10,857																								
FOP	320	30	2020	96	15,106																								
FUS	279	100	2020	279	43,901																								
STR	72	10	2020	7	1,102																								
TOTALS			3,813		3,061	481,658																							
EXTRA FEATURES																36800 CLYATT CIR, HILLIARD													
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	0812	CONCRETE C	0 100	0 0	5,458.00	SF	4.00	4.00	100	2020	2020	3	98	21,395															
																		BLD DATE											
																		XF DATE											
																		LGL DATE											
																		LAND DATE											
																		AG DATE											
																		05/21/2025 MLU											
																		11/04/2024 KBA											
																		BUILDING NOTES											
																		BUILDING DIMENSIONS											
																		BAS=[YR=2020] W27 S11 FOP=[YR=2020] W32 S10 E32 N10\$ S10 W44 S6 W6 S19 E6 S6 FOP=[YR=2020] S7 E33 N7 W33\$ E33 N6 E11 FGR=[YR=2020] S10 E14 N1 E13 N26 W11 S3 W16 S14\$ N14 E16 N3 E11 N29\$ PTR=E20 STR=[YR=2020] E13 S4 FUS=[YR=2020] E4 S23 W13 N23 E5 S5 E4 N5\$ S5 W4 N5 W9 N4\$ W20\$.											
																		LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		OR	0.00	0.00	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	10.90	AC		1.00	1.00	1.00	685.00	685.00	7,466												
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.90	AC		1.00	1.00	1.00	19,500.00	19,500.00	212,550												
REVIEW DATE 06/05/2024 BY WWA Total Acres: 11.90 Total Land Value: 52,466 Market: 212,550 Agricultural: 7,466 Common: 45,000 PRINTED 07/30/2025 BY SYS																													

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