

MCCLARRIE HAROLD C & ALISON S
456872 OLD DIXIE HIGHWAY
HILLIARD, FL 32046

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

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structure03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 90

Interior Floor08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories1. 1. 100

Units0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9001.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,73610020011,736148,370

TOTALS1,7361,736148,370

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB010001.00UT3,500.003,500.00100200120013842,940

20681POLE SHED00306180.00SF15.0015.0010020002000327729

30500FP-PRE FAB0001.00UT3,500.003,500.00100199019903662,310

40681POLE SHED004518810.00SF15.0015.00100199019903202,430

50510GARAGE WD-003020600.00SF35.0035.00100199019903204,200

60681POLE SHED004518810.00SF15.0015.00100199019903202,430

70681POLE SHED001410140.00SF15.0015.0010020002000327567

80681POLE SHED003514490.00SF15.0015.00100199019903201,470

TOTAL OB/XF17,076

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000000OR0.000.0011.58AC1.001.001.0015,500.0015,500.00179,490

REVIEW DATE02/28/2024BYWWATotal Acres: 11.58Total Land Value: 179,490Market: 0Agricultural: 0Common: 179,490PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCTNORM % COND

0200011,736107.000096.30167,1772001200100011.2588.75

NASSAU COUNTY PROPERTY

PAGE 1 of 34

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE188,985

TOTAL MARKET OB/XF VALUE17,076

TOTAL LAND VALUE - MARKET179,490

TOTAL MARKET VALUE385,551

SOH/AGL Deduction141,475

ASSESSED VALUE244,076

TOTAL EXEMPTION VALUEHX HB DX55,722

BASE TAXABLE VALUE188,354

TOTAL JUST VALUE385,551

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE359,094

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

1003/15488/17/2001QCQU I 01100

GRANTOR: MCCLARRIE HAROLD C

GRANTEE: MCCLARRIE HAROLD C

1003/15448/17/2001QCQU I 07100

GRANTOR: ROBERTS KAY O

GRANTEE: MCCLARRIE HAROLD C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W56 S31 E56 N31 \$.

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[illegible]

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