PT SEC 34-2N-23E
IN OR 1848/302
(EX PT IN OR 2734/884)

CLARK CHERYL L
3339 DIAMOND BACK TRAIL
HILLIARD, FL 32046

2025

34-2N-23-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

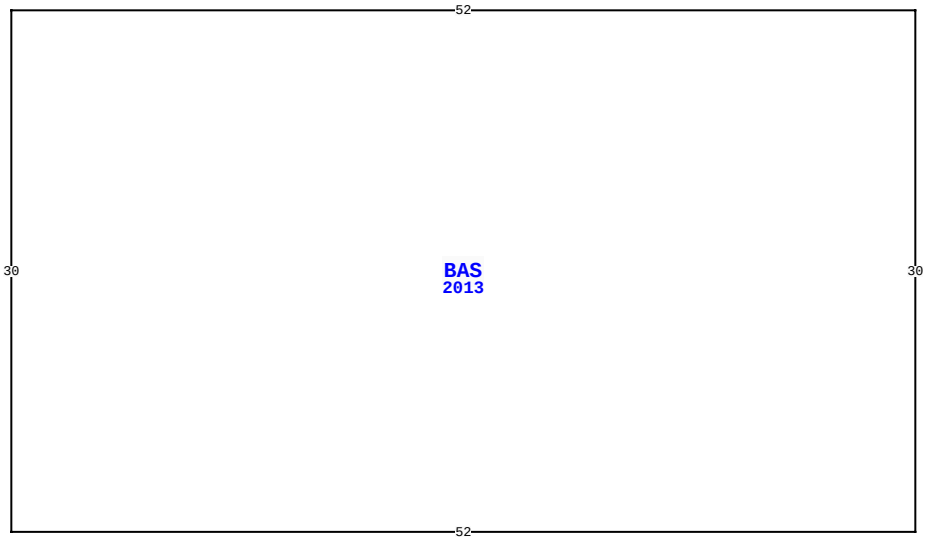
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2013	1,560	108,414
TOTALS	1,560			1,560	108,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	116.8000	99.28	154,877	2013	2013	0	0	0	30.00	70.00

1 M/H 94+ – 100% - 2014 Heated Area: 1560 HX Base Yr 2014



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

3339 DIAMOND BACK TRL, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		108,414
TOTAL MARKET OB/XF VALUE		9,869
TOTAL LAND VALUE - MARKET		103,950
TOTAL MARKET VALUE		222,233
SOH/AGL Deduction		111,736
ASSESSED VALUE		110,497
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		54,775
TOTAL JUST VALUE		222,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU5471	CO ISSUED	0	04/01/2013
E26009	NEW CONSTR	0	04/01/2013
M18057	H/AC	0	04/01/2013
MHU5471	MH MOVE-ON	0	03/01/2013
P13598	OTHER	0	12/01/2008
C5153	CO ISSUED	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1848/0302	3/25/2013	WD	U	I	11	100
GRANTOR: CLARK CHERYL L						
GRANTEE: CLARK CHERYL L						
1838/1882	2/01/2013	WD	Q	I	01	50,000
GRANTOR: WILSON GREGORY J & LI						
GRANTEE: CLARK CHERYL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W52 S30 E52 N30$.

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	0681	POLE SHED	0	100	10	16	160.00	SF	15.00	15.00	100	2003	2003	3	30	720	
2	0810	CONCRETE A	0	100	15	8	120.00	SF	6.50	6.50	100	2003	2003	3	82	640	
3	0510	GARAGE WD-	0	100	16	16	256.00	SF	35.00	35.00	100	2000	2000	3	27	2,419	
4	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2012	2012	3	64	2,765	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	95	3,325	

LAND DESCRIPTION

TOTAL OB/XF 9,869

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	100	0005	OR	0.00	0.00	2.97	AC		1.00	1.00	1.00	35,000.00	35,000.00	103,950							

REVIEW DATE 09/09/2024 BY WWA Total Acres: 2.97 Total Land Value: 103,950 Market: 0 Agricultural: 0 Common: 103,950 PRINTED 07/30/2025 BY SYS