IN OR 423/151
R433449 & R433450
PARCEL 1-16 SEC 48 &

PURDY RONNIE M & REBECCA E
49201 EAGLE CLAW PLACE
HILLIARD, FL 32046

2025

48-4N-25-0000-0001-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	01	Quality Level 01

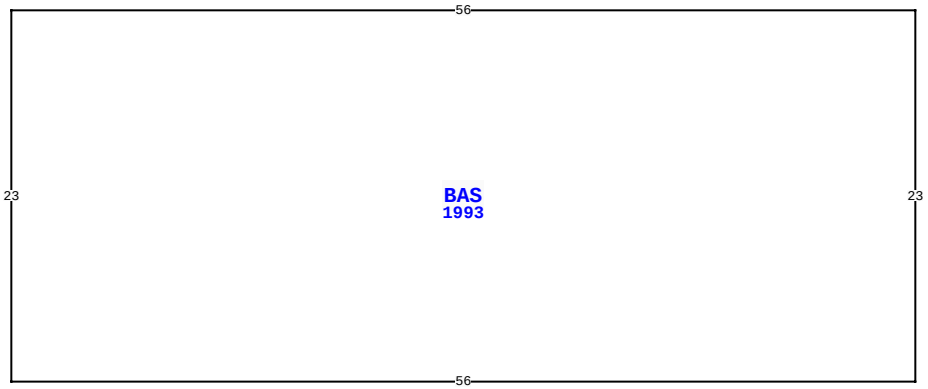
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1993	1,288	16,221
TOTALS	1,288			1,288	16,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,288	52.4700	41.98	54,070	1977	1977	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1985 Heated Area: 1288 HX Base Yr 1985



49201 EAGLE CLAW PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		16,221
TOTAL MARKET OB/XF VALUE		6,174
TOTAL LAND VALUE - MARKET		230,485
TOTAL MARKET VALUE		252,880
SOH/AGL Deduction		135,006
ASSESSED VALUE		117,874
TOTAL EXEMPTION VALUE	SL HX HB	117,874
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		252,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0423/0151	6/01/1984	MS	U	V		22,400

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S23 E56 N23 $.

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	0510	GARAGE WD-	0	100	12	22	264.00	SF	35.00	35.00	100	1988	1988	3	20	1,848	
2	0350	CARPORT WD	0	100	0	0	1,130.00	SF	8.58	8.58	100	1988	1988	3	20	1,939	
3	0510	GARAGE WD-	0	100	24	12	288.00	SF	25.90	25.90	100	2004	2004	3	32	2,387	

LAND DESCRIPTION

TOTAL OB/XF 6,174

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	0006	OR	0.00	0.00	14.87	AC		1.00	1.00	1.00	15,500.00	15,500.00	230,485							

REVIEW DATE 04/08/2024 BY TWA Total Acres: 14.87 Total Land Value: 230,485 Market: 0 Agricultural: 0 Common: 230,485 PRINTED 07/30/2025 BY SYS