PT SEC 49-4N-25E
IN OR 2717/939
LYING SOUTH OF LESSIE RD

CLOUGH MICHAEL G
49126 HENDERSON RD
HILLIARD, FL 32046

2025

49-4N-25-0000-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

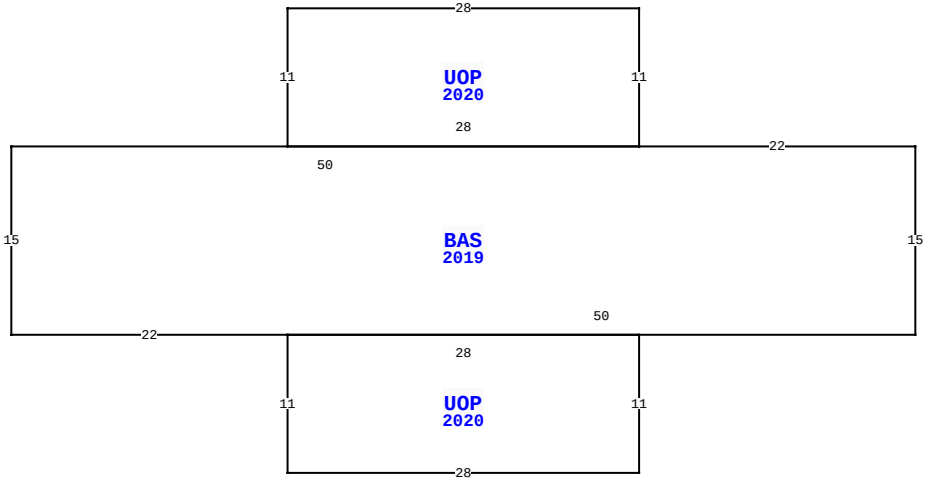
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
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	1,080	100	2019	1,080	99,506
UOP	308	20	2020	62	5,712
UOP	308	20	2020	62	5,712
TOTALS	1,696			1,204	110,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	1,204	116.5500	99.07	119,280	2019	2019	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2022 Heated Area: 1080 HX Base Yr 2022



49126 HENDERSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	06/10/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		128,408
TOTAL MARKET OB/XF VALUE		20,124
TOTAL LAND VALUE - MARKET		292,430
TOTAL MARKET VALUE		245,385
SOH/AGL Deduction		90,181
ASSESSED VALUE		155,204
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		104,482
TOTAL JUST VALUE		440,962
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1909018	CO ISSUED	0	10/14/2019
19009018	MH MOVE-ON	0	10/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2717/939	6/07/2024	QC	U	I	11	100
GRANTOR: CLOUGH DEBRA M						
GRANTEE: CLOUGH MICHAEL G						
1982/1478	5/29/2015	WD	Q	V	02	110,000
GRANTOR: ALLISON LANDS INC						
GRANTEE: CLOUGH MICHAEL & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W22 UOP=[YR=2020] N11 W28 S11 E28$ W50 S15 E22
UOP=[YR=2020] S11 E28 N11 W28$ E50 N15$.

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	0940	SHEDS/PORT	0	100	30	26	780.00	SF	30.00	30.00	100	2020	2020	3	86	20,124	

LAND DESCRIPTION

TOTAL OB/XF 20,124

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	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	750.00	750.00	6,750							
3	005900	A	TIMBER WETLA	0		OR	0.00	0.00	2.06	AC		1.00	1.00	1.00	50.00	50.00	103							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	13.06	AC		1.00	1.00	1.00	15,500.00	15,500.00	202,430							
5	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/02/2020 BY KB Total Acres: 13.06 Total Land Value: 96,853 Market: 202,430 Agricultural: 6,853 Common: 90,000 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

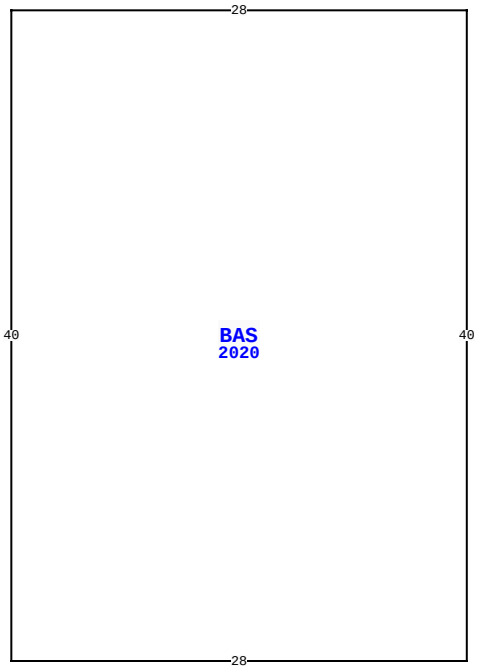
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
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	1,120	100	2020	1,120	17,478
TOTALS	1,120			1,120	17,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	1,120	64.5540	16.78	18,794	2020	2020	0	0	0	7.00	93.00

2 BARNS – 0% - 2022 Heated Area: 1120 HX Base Yr 2022



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1982/1478	5/29/2015	WD	Q	V	02	110,000
GRANTOR: ALLISON LANDS INC						
GRANTEE: CLOUGH MICHAEL & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W28 S40 E28 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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