PT S1/2 OF SW1/4 OF SEC 3-1N-23E
IN OR 1427/178(EX PT IN OR 2131-
OR 1543/1763

MCCLELLAN DARRELL EST
2756 STATE ROAD 2
HILLIARD, FL 32046

2026

03-1N-23-0000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

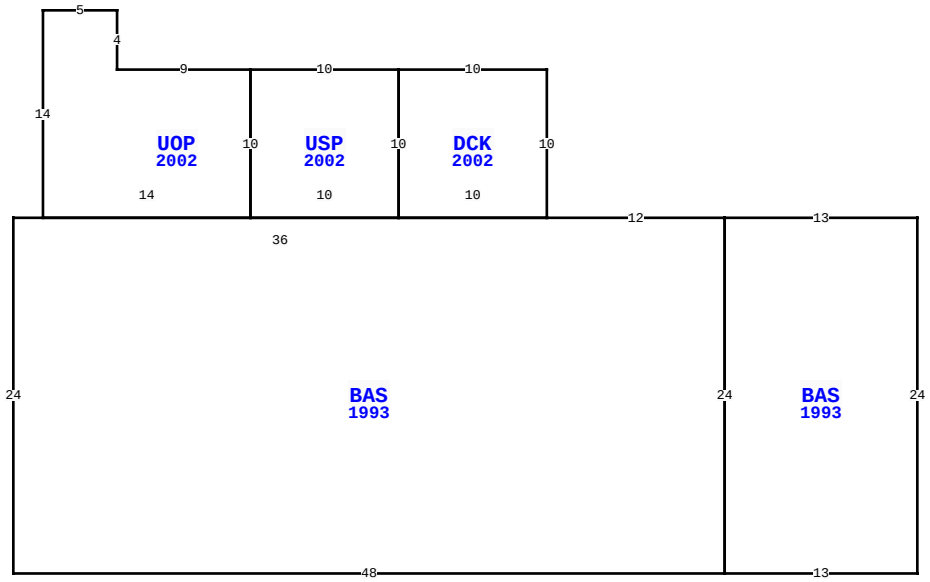
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	312	100	1993	312	9,770
BAS	1,152	100	1993	1,152	36,074
DCK	100	15	2002	15	470
UOP	160	25	2002	40	1,253
USP	100	50	2002	50	1,566
TOTALS	1,824			1,569	49,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,569	122.8000	104.38	163,772	1991	1994	0	0	0	70.00	30.00

1 M/H 93- 0% - 2025 Heated Area: 1464 HX Base Yr



2756 SR 2, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	61,130
TOTAL MARKET OB/XF VALUE	15,960
TOTAL LAND VALUE - MARKET	114,800
TOTAL MARKET VALUE	191,890
SOH/AGL Deduction	0
ASSESSED VALUE	191,890
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,890
TOTAL JUST VALUE	191,890
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18717	NEW CONSTR	0	12/01/2006
C18717	CO ISSUED	0	12/01/2006
B17603	GARAGE	9,295	04/20/2006
94352	MH MOVE-ON	18,500	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1543/1763	12/31/2007	QC	U	I	07	100
GRANTOR: MCCLELLAN DARRELL						
GRANTEE: MCCLELLAN DARRELL						
1427/0178	11/02/2005	WD	Q	V	06	100
GRANTOR: MIXON CLARK W						
GRANTEE: MCCLELLAN DARRELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 BAS=[YR=1993] W12 DCK=[YR=2002] N10 W10
USP=[YR=2002] W10 UOP=[YR=2002] W9 N4 W5 S14 E14 N10 $ S10
E10 N10 $ S10 E10 $ W36 S24 E48 N24 $ S24 E13 N24 $.

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	0	40	28	1,120.00	SF	15.00	15.00	100	2024	2021		95	15,960	

LAND DESCRIPTION

TOTAL OB/XF 15,960

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	0	0004	OR	0.00	0.00	4.10	AC		1.00	1.00	1.00	28,000.00	28,000.00	114,800							

REVIEW DATE 12/30/2024 BY WWX Total Acres: 4.10 Total Land Value: 114,800 Market: 0 Agricultural: 0 Common: 114,800 PRINTED 07/09/2026 BY SYS

PT S1/2 OF SW1/4 OF SEC 3-1N-23E
IN OR 1427/178(EX PT IN OR 2131-
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MCCLELLAN DARRELL EST
2756 STATE ROAD 2
HILLIARD, FL 32046

2026

03-1N-23-0000-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

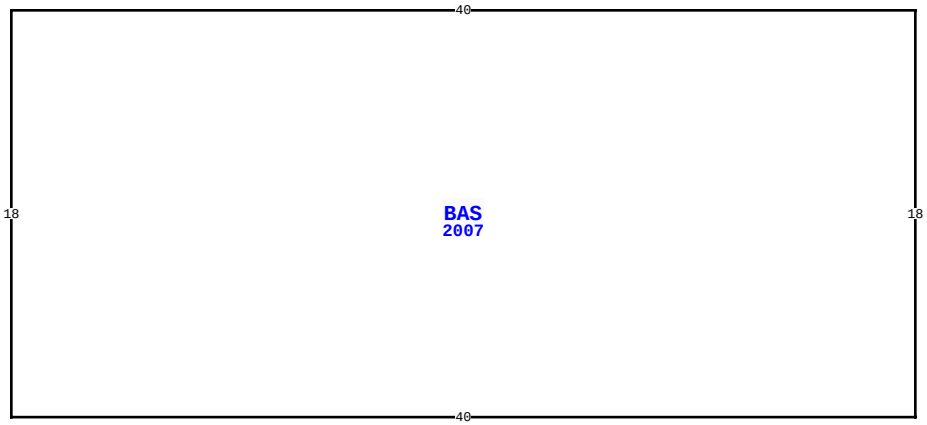
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2007	720	11,998
TOTALS	720			720	11,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	57.7500	22.52	16,214	2007	2007	0	0	0	26.00	74.00

2 GARAGE RES 0% - 2025 Heated Area: 720 HX Base Yr



NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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TOTAL JUST VALUE	191,890
NCON VALUE	0
INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: MCCLELLAN DARRELL						
GRANTEE: MCCLELLAN DARRELL						
1427/0178	11/02/2005	WD	Q	V	06	100
GRANTOR: MIXON CLARK W						
GRANTEE: MCCLELLAN DARRELL						

2756 SR 2, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S18 E40 N18 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/30/2024 BY WWX Total Acres: 4.10 Total Land Value: 114,800 Market: 0 Agricultural: 0 Common: 114,800 PRINTED 07/09/2026 BY SYS