

IN NW 1/4
OR 151/451 & OR 190/624
PARCELS 4-2 & 4-3

MCCLINTON MICHAEL S
PO BOX 366
HILLIARD, FL 32046

2026

16-4N-24-0000-0004-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	07	GAMBREL 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09

NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,275	100	1993	1,275	140,931
FUS	984	100	1993	984	108,766
UOP	240	20	1993	48	5,306
USP	160	30	1993	48	5,306
TOTALS	2,659			2,355	260,309

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	7	10	70.00	SF	20.10	20.10	281
2	0350	CARPORT WD	0	0	0	0	480.00	SF	13.00	13.00	1,248
3	0510	GARAGE WD-	0	0	12	22	264.00	SF	35.00	35.00	1,848
4	0681	POLE SHED	0	0	12	20	240.00	SF	15.00	15.00	720
5	0680	POLE SHED	0	0	23	50	1,150.00	SF	10.00	10.00	2,300
6	0940	SHEDS/PORT	0	0	23	10	230.00	SF	30.00	30.00	1,380

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0	0005	OR	0.00	0.00	3.94	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,355	98.7840	137.31	323,365	1981	1986	0	0	19.50	80.50
1 SNGL FAM 0% - 2026 Heated Area: 2259 HX Base Yr											
16 25 10 10 16 25 41 35 0 0 40 40 UOP 1993 41 24 24 41 41 24 41 24 41 24 41 24 FUS 1993 16 10 16 10 16 10 16 10 16 10 16 10 USP 1993 41 25 41 25 41 25 41 25 41 25 41 25 BAS 1993											
38195 BLACKCLAW LN, HILLIARD											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/12/2026 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		260,309	
TOTAL MARKET OB/XF VALUE		7,777	
TOTAL LAND VALUE - MARKET		110,320	
TOTAL MARKET VALUE		378,406	
SOH/AGL Deduction		0	
ASSESSED VALUE		378,406	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		378,406	
TOTAL JUST VALUE		378,406	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		374,702	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2776/1490	3/18/2025	WD	Q	I	01	450,000	
GRANTOR: NELSON DEBRA ANN L/E							
GRANTEE: MCCLINTON MICHAEL S							
2770/1720	2/26/2025	FJ	U	I	11	0	
GRANTOR: WINGATE SANDRA L EST							
GRANTEE: NELSON DEBRA ANN							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W25 USP=[YR=1993] W16 S10 E16 N10\$ S10 W16 S25 UOP=[YR=1993] S6 E40 N6 W40\$ E41 N35\$ PTR= E15 FUS=[YR=1993] E41 S24 W41 N24\$ W15\$.											