

LOTS 42 & 43 IN OR 2279/1580
PT OF LOTS 40 & 41
CORNWALL SURVEY

CLARK MATTHEW A & RACHEL
373715 KINGS FERRY ROAD
HILLIARD, FL 32046

2026

26-4N-24-2020-0042-0000



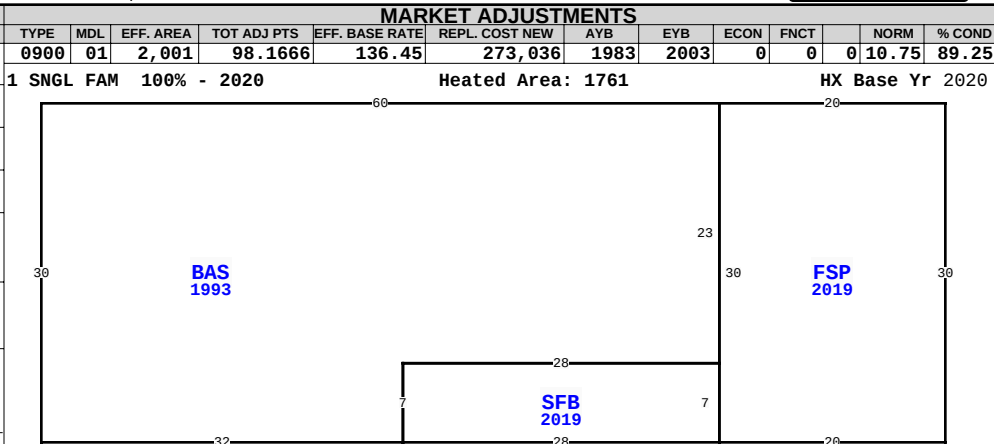
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
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	1,604	100	1993	1,604	195,338
FSP	600	40	2019	240	29,228
SFB	196	80	2019	157	19,120
TOTALS	2,400			2,001	243,685

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0200	BARN WD 0-	0	100	15	30	450.00	SF	20.00	20.00	
3	0510	GARAGE WD-	0	100	20	50	1,000.00	SF	35.00	35.00	
5	0681	POLE SHED	0	100	50	40	2,000.00	SF	15.00	15.00	
6	0681	POLE SHED	0	100	60	64	3,840.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	2.00	AC	
2	006005	A	PASTURE - GR	0	0006	OR	0.00	0.00	12.07	AC	
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	2.00	AC	
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	9.00	AC	
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	23.07	AC	



BLD DATE		ACQ DATE	

TOTAL OB/XF											
93,063											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		243,685	
TOTAL MARKET OB/XF VALUE		93,063	
TOTAL LAND VALUE - MARKET		320,710	
TOTAL MARKET VALUE		364,814	
SOH/AGL Deduction		175,378	
ASSESSED VALUE		189,436	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		138,025	
TOTAL JUST VALUE		657,458	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		720,285	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006984	AG POLE BARN WITH	0	06/12/2024
20010647	36X48 BARN	0	11/03/2020
5911	XF0B	700	08/07/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2279/1580	5/31/2019	WD	Q	I	02	370,000	
GRANTOR: SARRATT RENEE G							
GRANTEE: CLARK MATTHEW A & R							
0540/0386	4/07/1988	WD	Q	V		15,800	
GRANTOR: CCA							
GRANTEE: SARRATT RENEE G							

BUILDING NOTES											
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BUILDING DIMENSIONS

FSP=[YR=2019] W20 BAS=[YR=1993] W60 S30 E32 SFB=[YR=2019] E28 N7 W28 S7\$ N7 E28 N23\$ S30 E20 N30\$.