IN OR 1530/435
R567634 & R567635

CLARK JEANNE R EST/DAVIS MELISSA B
C/O THOMAS CLARK, 28247 PIKE RD
HILLIARD, FL 32046

2026

38-4N-24-0000-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
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
Quality	05	Quality Level 05

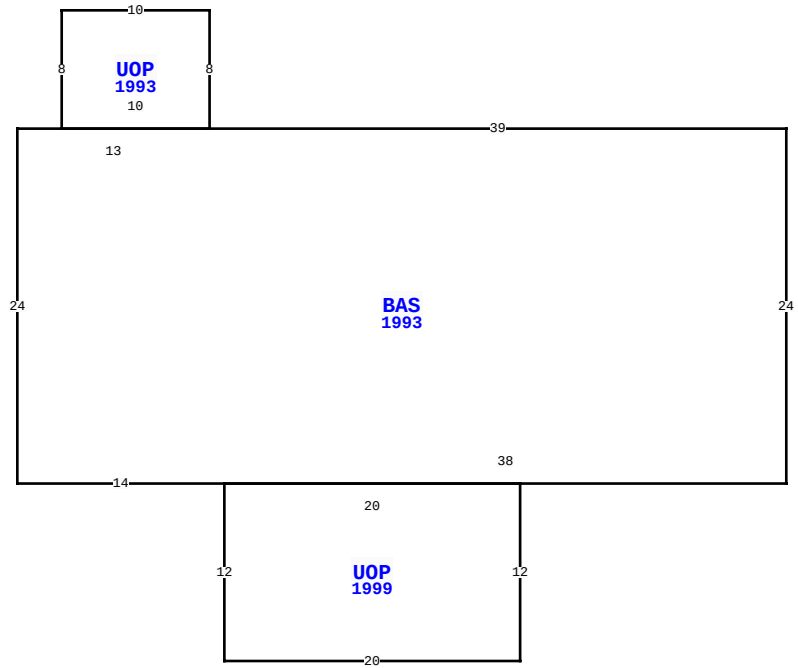
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	42,008
UOP	80	25	1993	20	673
UOP	240	25	1999	60	2,020
TOTALS	1,568			1,328	44,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,328	132.0000	112.20	149,002	1992	1992	0	0	0	70.00	30.00

1 M/H 93- 50% - 2008 Heated Area: 1248 HX Base Yr 2008



28247 PIKE RD, HILLIARD

BLD DATE	02/27/2008	JH	LGL DATE	
XF DATE	02/27/2008	JH	LAND DATE	05/12/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		44,701
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		112,701
SOH/AGL Deduction		44,033
ASSESSED VALUE		68,668
TOTAL EXEMPTION VALUE	HA HAB WR	26,040
BASE TAXABLE VALUE		42,628
TOTAL JUST VALUE		112,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007132	NEW CONSTR	139,000	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/0435	10/12/2007	WD	U	I	07	100
GRANTOR: RAY JOYCE ANN & WILLI						
GRANTEE: DAVIS MELISSA B & J						
1528/0610	10/03/2007	WD	Q	I		95,000
GRANTOR: RAY JOYCE ANN & WILLI						
GRANTEE: DAVIS MELISSA B & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 UOP=[YR=1993] N8 W10 S8 E10 $ W13 S24 E14
UOP=[YR=1999] S12 E20 N12 W20 $ E38 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

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
1	000100	C	RES	50	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	68,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS