

MCKENDREE JAMES B & RHONDA
27238 HALLMAN RD
HILLIARD, FL 32046

05-3N-24-0000-0003-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		30	VINYL 100							0800	02	1,456	116.8000	81.76	119,043	2017	2017		0	0	7.00	93.00	VALUATION BY					STANDARD											
Roof Structur		03	GABLE/HIP 100							1 M/H 94+ - 100% - 2018										Heated Area: 1456										HX Base Yr 2018									
Roof Cover		03	COMP SHNGL 100							BAS 2017																													
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			3 100																																				
Bathrooms			2 100																																				
Frame		02	WOOD FRAME 100																																				
Stories			0 0 100																																				
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	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,456	100	1,456	110,710																																			
TOTALS	1,456		1,456	110,710																																			
EXTRA FEATURES										27238 HALLMAN RD, HILLIARD										BLD DATE				LGL DATE				06/13/2023		MLU									
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															
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,000																						
REVIEW DATE	04/14/2020		BY	TWA		Total Acres:	1.50		Total Land Value:	45,000		Market:	0		Agricultural:	0		Common:	45,000		PRINTED 08/02/2023 BY SYS																		

MCKENDREE JAMES B & RHONDA
27238 HALLMAN RD
HILLIARD, FL 32046

05-3N-24-0000-0003-0020

[illegible]