PT OF LOT 36
IN OR 2271/293
ESMT IN OR 328/30

**HENSLEY SAMUEL L &/MCCLELLAN SHERYL L**
2720 CRYSTAL PL
HILLIARD, FL 32046

**2023**

**20-3N-24-2020-0036-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

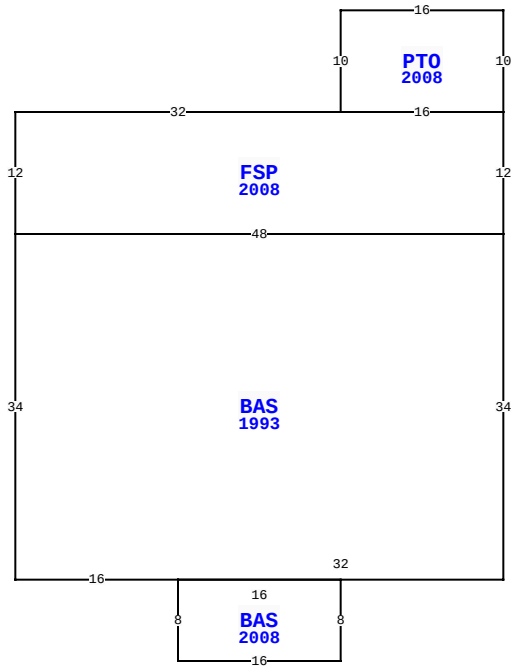
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 11 | BD/BTN AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,632 | 100 | 1,632 | 139,012 |
| BAS | 128 | 100 | 128 | 10,903 |
| FSP | 576 | 40 | 230 | 19,591 |
| PTO | 160 | 5 | 8 | 682 |
| TOTALS | 2,496 | | 1,998 | 170,187 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,998 | 111.0340 | 100.21 | 200,220 | 1982 | 1992 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SINGLE FAM – 100% - 2020 Heated Area: 1760 HX Base Yr 2020




| | |
|---|---|
| BLD DATE | |
| XF DATE | |
| INC DATE | |
| LGL DATE | |
| LAND DATE | 06/13/2023 MLU |
| AG DATE | |

2720 CRYSTAL PL, HILLIARD

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 170,187 |
| TOTAL MARKET OB/XF VALUE | | 5,730 |
| TOTAL LAND VALUE - MARKET | | 67,800 |
| TOTAL MARKET VALUE | | 243,717 |
| SOH/AGL Deduction | | 73,381 |
| ASSESSED VALUE | | 170,336 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 120,336 |
| TOTAL JUST VALUE | | 243,717 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 209,803 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2271/0293 | 4/04/2019 | WD | Q | I | 02 | 189,000 |
| GRANTOR: LLOYD BRANDON L | | | | | | |
| GRANTEE: HENSLEY SAMUEL L & | | | | | | |
| 1572/0567 | 6/17/2008 | WD | U | I | 01 | 100,000 |
| GRANTOR: LLOYD CHARLES HENRY & | | | | | | |
| GRANTEE: LLOYD BRANDON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2008] W16 S10 FSP=[YR=2008] W32 S12 BAS=[YR=1993] S34 E16 BAS=[YR=2008] S8 E16 N8 W16$ E32 N34 W48$ E48 N12 W16$ E16 N10$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1982 | 1982 | 3 | 54 | 1,890 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 10 | 100.00 | SF | 30.00 | 30.00 | 100 | 2004 | 2004 | 3 | 24 | 720 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 26 | 20 | 520.00 | SF | 15.00 | 15.00 | 100 | 2004 | 2004 | 3 | 40 | 3,120 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,730

| 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 | 000115 | C | SFR ACRES | 100 | 0005 | OR | 0.00 | 0.00 | 2.26 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 67,800 | | | | | | | |

REVIEW DATE 09/10/2019 BY TWA Total Acres: 2.26 Total Land Value: 67,800 Market: 0 Agricultural: 0 Common: 67,800 PRINTED 08/02/2023 BY SYS