PT OF E1/2 OF SEC 27-2N-23E
LYING WEST OF COUNTY ROAD 121
IN OR 2351/1728

MCCLINTOCK SEAN PATRICK
3250 HENRY LEE RD
HILLIARD, FL 32046

2023

27-2N-23-0000-0001-0000

BUILDING CHARACTERISTICS

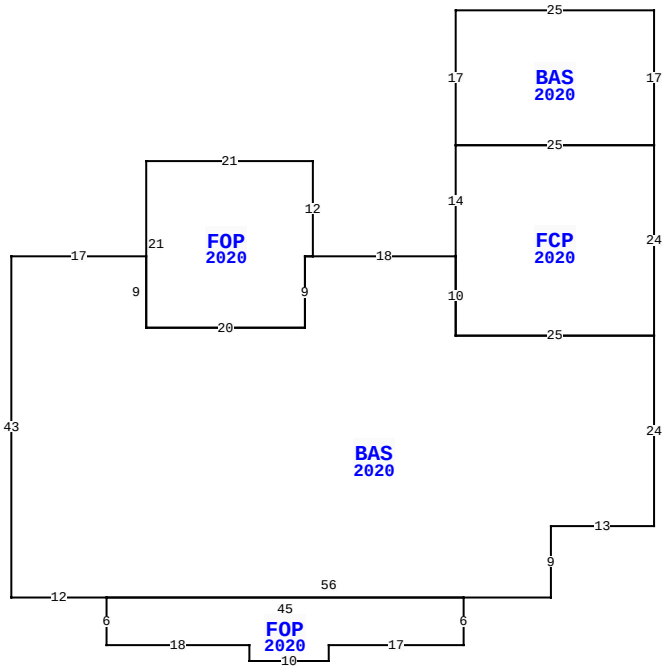
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	425	100	425	53,235
BAS	2,936	100	2,936	367,763
FCP	600	25	150	18,789
FOP	290	30	87	10,897
FOP	432	30	130	16,284
TOTALS	4,683		3,728	466,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,728	105.5700	125.36	467,342	2021	2021	0	0	0	0.08	99.92

1 SNGL FAM – 100% - 2023 Heated Area: 3361 HX Base Yr 2023



3250 HENRY LEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		489,200
TOTAL MARKET OB/XF VALUE		22,999
TOTAL LAND VALUE - MARKET		158,536
TOTAL MARKET VALUE		670,735
SOH/AGL Deduction		0
ASSESSED VALUE		670,735
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		620,735
TOTAL JUST VALUE		670,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		571,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011196	GARAGE	29,332	08/24/2021
21005400	CO ISSUED	0	04/28/2021
20005362	NEW CONSTR	457,742	06/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2351/1728	3/26/2020	WD	U	V	11	100
GRANTOR: NASSAU TIMBER & LAND						
GRANTEE: MCCLINTOCK SEAN PAT						
2274/1150	5/14/2019	WD	U	V	11	100
GRANTOR: NASSAU TIMBER & LAND						
GRANTEE: NASSAU TIMBER AND L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W25 S17 FCP=[YR=2020] S14 BAS=[YR=2020] W18 FOP=[YR=2020] N12 W21 S21 E20 N9 E1$ W1 S9 W20 N9 W17 S43 E12 FOP=[YR=2020] S6 E18 S2 E10 N2 E17 N6 W45$ E56 N9 E13 N24 W25 N10$ S10 E25 N24 W25$ E25 N17$.

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	2021	2021	3	100	3,500	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	97	4,850	
3	0812	CONCRETE C	0	100	0	0	3,111.00	SF	4.00	4.00	100	2021	2021	3	100	12,444	
4	0811	CONCRETE B	0	100	0	0	424.00	SF	5.20	5.20	100	2021	2021	3	100	2,205	

LAND DESCRIPTION

TOTAL OB/XF 22,999

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		OR	0.00	0.00	10.43	AC		1.00	1.00	0.80	19,000.00	15,200.00	158,536							

REVIEW DATE 12/09/2021 BY TW Total Acres: 10.43 Total Land Value: 158,536 Market: 0 Agricultural: 0 Common: 158,536 PRINTED 08/02/2023 BY SYS

PT OF E1/2 OF SEC 27-2N-23E
LYING WEST OF COUNTY ROAD 121
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2023

27-2N-23-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

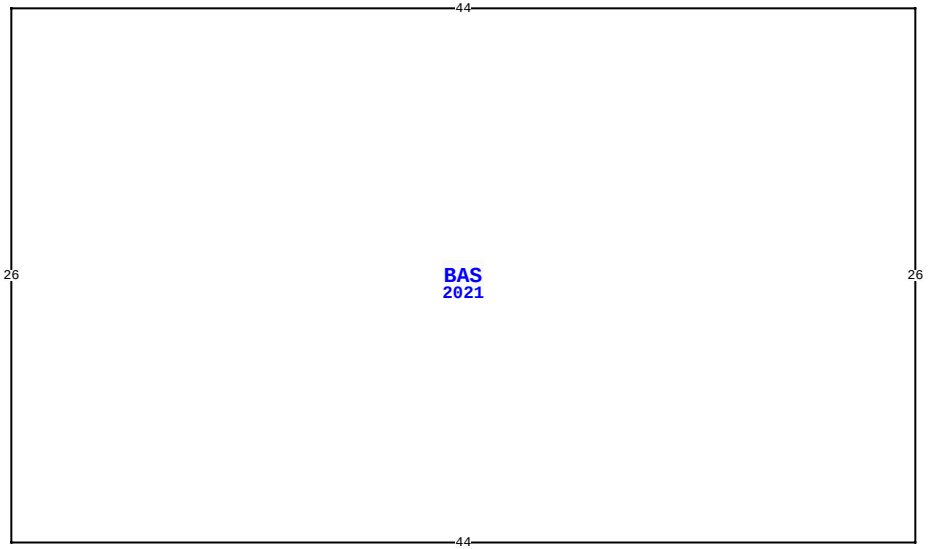
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1,144	22,232
TOTALS	1,144		1,144	22,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,144	56.0740	19.63	22,457	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2023 Heated Area: 1144 HX Base Yr 2023



3250 HENRY LEE RD, HILLIARD

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GRANTOR: NASSAU TIMBER & LAND						
GRANTEE: NASSAU TIMBER AND L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W44 S26 E44 N26$.

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

REVIEW DATE 12/09/2021 BY TW Total Acres: 10.43 Total Land Value: 158,536 Market: 0 Agricultural: 0 Common: 158,536 PRINTED 08/02/2023 BY SYS