

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

2024

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



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11
Roof Structur	03
Roof Cover	12
Interior Wall	05
Interior Floo	13
Interior Floo	11
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	04
Occupancy	00

Quality	03
DOR CODE	0100

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	145,461
BAS	128	100	128	11,408
FSP	576	40	230	20,500
PTO	160	5	8	713

TOTALS	2,496	1,998	178,083
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00
3	0681	POLE SHED	0	100	26	20	520.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.26

REVIEW DATE	09/10/2019	BY	TWA
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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	105.48	210,749	1982	1992	0	0	15.50	84.50

1 SINGLE FAM - 100% - 2020

Heated Area: 1760

HX Base Yr 2020

The site map shows a main rectangular lot with a width of 32 and a height of 34. Inside this lot, there is a large rectangular area labeled 'BAS 1993' with a width of 32 and a height of 34. Above the 'BAS 1993' area, there is a smaller rectangular area labeled 'FSP 2008' with a width of 16 and a height of 12. To the right of the 'FSP 2008' area, there is a small rectangular area labeled 'PTO 2008' with a width of 16 and a height of 10. Below the 'BAS 1993' area, there is a small rectangular area labeled 'BAS 2008' with a width of 16 and a height of 8. The dimensions are indicated by numbers along the lines of the rectangles.

2720 CRYSTAL PL, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2004	2004	3	22	660	
3	0681	POLE SHED	0	100	26	20	520.00	SF	15.00	15.00	100	2004	2004	3	36	2,808	

TOTAL OB/XF										5,271							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

Total Acres: 2.26	Total Land Value: 67,800	Market: 0	Agricultural: 0	Common: 67,800
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				178,083	
TOTAL MARKET OB/XF VALUE				5,271	
TOTAL LAND VALUE - MARKET				67,800	
TOTAL MARKET VALUE				251,154	
SOH/AGL Deduction				75,708	
ASSESSED VALUE				175,446	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				125,446	
TOTAL JUST VALUE				251,154	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				243,717	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2271/0293	4/04/2019	WD	Q	I	02
GRANTOR: LLOYD BRANDON L					
GRANTEE: HENSLEY SAMUEL L &					
1572/0567	6/17/2008	WD	U	I	01
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\$.									