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

**2024**

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

## BUILDING CHARACTERISTICS

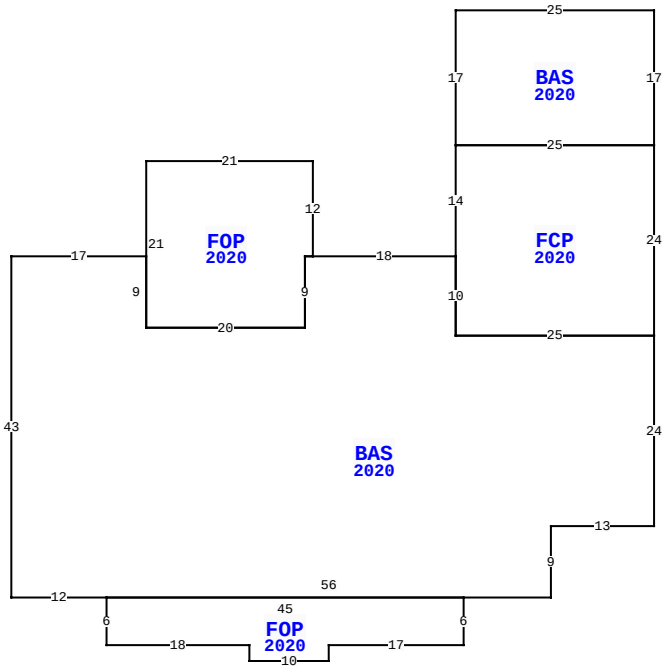
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 11 | CLAY 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 | 55,747 |
| BAS | 2,936 | 100 | 2,936 | 385,110 |
| FCP | 600 | 25 | 150 | 19,675 |
| FOP | 290 | 30 | 87 | 11,412 |
| FOP | 432 | 30 | 130 | 17,052 |
| TOTALS | 4,683 | | 3,728 | 488,995 |

## 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 | 131.96 | 491,947 | 2021 | 2021 | 0 | 0 | 0 | 0.60 | 99.40 |

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 | | 511,003 |
| TOTAL MARKET OB/XF VALUE | | 22,618 |
| TOTAL LAND VALUE - MARKET | | 158,536 |
| TOTAL MARKET VALUE | | 692,157 |
| SOH/AGL Deduction | | 1,300 |
| ASSESSED VALUE | | 690,857 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 640,857 |
| TOTAL JUST VALUE | | 692,157 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 670,735 |

| 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 | 99 | 3,465 | |
| 2 | 0600 | SUMMER KIT | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2021 | 2021 | 3 | 93 | 4,650 | |
| 3 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 3,111.00 | SF | 4.00 | 4.00 | 100 | 2021 | 2021 | 3 | 99 | 12,320 | |
| 4 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 424.00 | SF | 5.20 | 5.20 | 100 | 2021 | 2021 | 3 | 99 | 2,183 | |

## LAND DESCRIPTION

TOTAL OB/XF 22,618

| 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 08/06/2024 BY SYS

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

**2024**

**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 |

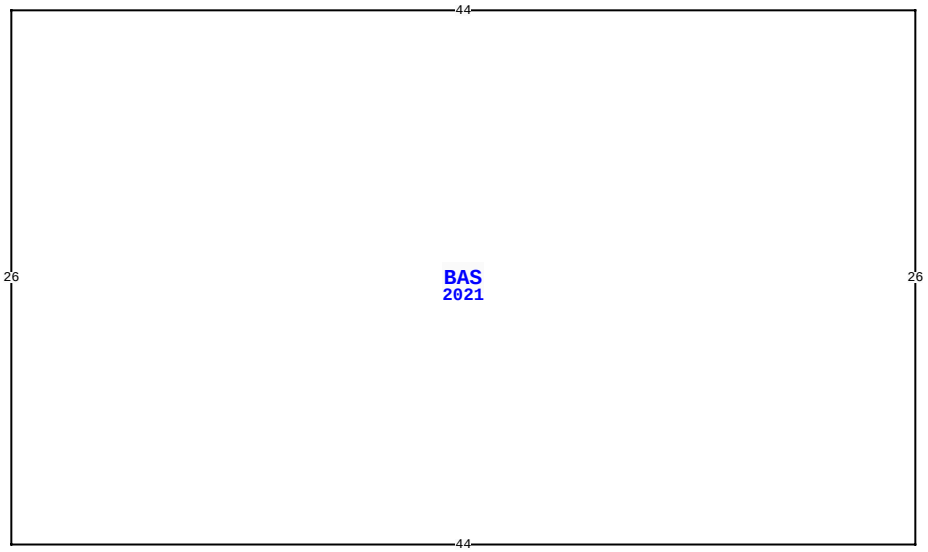
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,144 | 100 | 1,144 | 22,008 |
| TOTALS | 1,144 | | 1,144 | 22,008 |

### 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 | 2.00 | 98.00 |

2 GARAGE RES – 100% - 2023 Heated Area: 1144 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 — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 511,003 |
| TOTAL MARKET OB/XF VALUE | | 22,618 |
| TOTAL LAND VALUE - MARKET | | 158,536 |
| TOTAL MARKET VALUE | | 692,157 |
| SOH/AGL Deduction | | 1,300 |
| ASSESSED VALUE | | 690,857 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 640,857 |
| TOTAL JUST VALUE | | 692,157 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 670,735 |

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

### 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=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 08/06/2024 BY SYS