

LOT 2
MCLENDON SUB PB 8/46
2011 CHAM DW/MH

MCLENDON CARL H & SANDRA D
31205 MCLENDON CT
HILLIARD, FL 32046

2024

33-4N-23-1301-0002-0000



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	PAGE 1 of 1 4																									
Exterior Wall	30	VINYL 100	0800	02	2,280	140.1600	105.12	239,674	2011	2011	0	0	0	32.00	68.00	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2012													Heated Area: 2280													HX Base Yr 2012												
Roof Cover	03	COMP SHNGL 100	307630 BAS 2011																																						
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		4 100																																							
Bathrooms		2.5 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	0	0 100																																							
Units		0 100																																							
Quality			05	Quality Level 05																																					
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	2,280	100	2,280	162,978																																					
TOTALS			2,280		2,280	162,978																																			
EXTRA FEATURES			31205 MCLENDON CT, 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																								
1	0811	CONCRETE B	0	100	26	24	624.00	SF	5.20	5.20	100	2011	2011	3	92	2,985																									
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	94	3,290																									
3	0510	GARAGE WD-	0	100	35	24	840.00	SF	35.00	35.00	100	2011	2011	3	64	18,816																									
SALES DATA																																									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE																																	
BUILDING NOTES																																									
BUILDING DIMENSIONS																																									
BAS=[YR=2011] W76 S30 E76 N30\$.																																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0007	OR	0.00	0.00	2.60	AC		1.00	1.00	1.00	30,000.00	30,000.00	78,000																								
REVIEW DATE 06/30/2020 BY TWA Total Acres: 2.60 Total Land Value: 78,000 Market: 0 Agricultural: 0 Common: 78,000 PRINTED 08/06/2024 BY SYS																																									