

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

2025

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



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1993	1,632	152,209
BAS	128	100	2008	128	11,938
FSP	576	40	2008	230	21,451
PTO	160	5	2008	8	746
TOTALS	2,496			1,998	186,344

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	111.03	221,838	1982	1992	0	0	16.00	84.00

1 SINGLE FAM - 100% - 2020

Heated Area: 1760

HX Base Yr 2020

EXTRA FEATURES							2720 CRYSTAL PL, HILLIARD			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	49	1,715	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2004	2004	3	21	630	
3	0681	POLE SHED	0	100	26	20	520.00	SF	15.00	15.00	100	2004	2004	3	32	2,496	
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