

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

2025

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



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 2 6														
Exterior Wall	10	ABOVE AVG 90	0900	01	3,728	105.5700	139.35	519,497	2021	2021	0	0	0	1.13	98.87	VALUATION BY STANDARD													
Exterior Wall	20	FACE BRICK 10	1 SNGL FAM - 100% - 2023													Heated Area: 3361 HX Base Yr 2023													
Roof Structure	08	IRREGULAR 100														Tax Group: 6 Tax Dist:													
Roof Cover	12	MODULAR MT 100														BUILDING MARKET VALUE 536,653													
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 22,468													
Interior Floor	13	LVT/LAMNT 70														TOTAL LAND VALUE - MARKET 162,708													
Interior Floor	11	CLAY TILE 30														TOTAL MARKET VALUE 721,829													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 10,937													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 710,892													
Bedrooms	5	100														TOTAL EXEMPTION VALUE HX HB 50,722													
Bathrooms	4	100														BASE TAXABLE VALUE 660,170													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 721,829													
Stories	0	0 100	NCON VALUE 0																										
Units	0	0 100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 692,157																										
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	425	100	2020	425	58,555																								
BAS	2,936	100	2020	2,936	404,509																								
FCP	600	25	2020	150	20,667																								
FOP	290	30	2020	87	11,986																								
FOP	432	30	2020	130	17,911																								
TOTALS			4,683		3,728	513,627																							
EXTRA FEATURES										3250 HENRY LEE RD, HILLIARD																			
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	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	90	4,500													
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																													
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	000100	C	RES	100		OR	0.00	0.00	10.43	AC		1.00	1.00	0.80	19,500.00	15,600.00	162,708												
REVIEW DATE 12/09/2021 BY TW Total Acres: 10.43 Total Land Value: 162,708 Market: 0 Agricultural: 0 Common: 162,708 PRINTED 07/30/2025 BY SYS																													

