LOT 42 (EX S-1)
IN OR 2332/1120
EX ESMT PT OR 1668/584

GINGERY JOHN A & CAITLYNNE
31020 MCLENDON CT
HILLIARD, FL 32046

2025

33-4N-23-2020-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

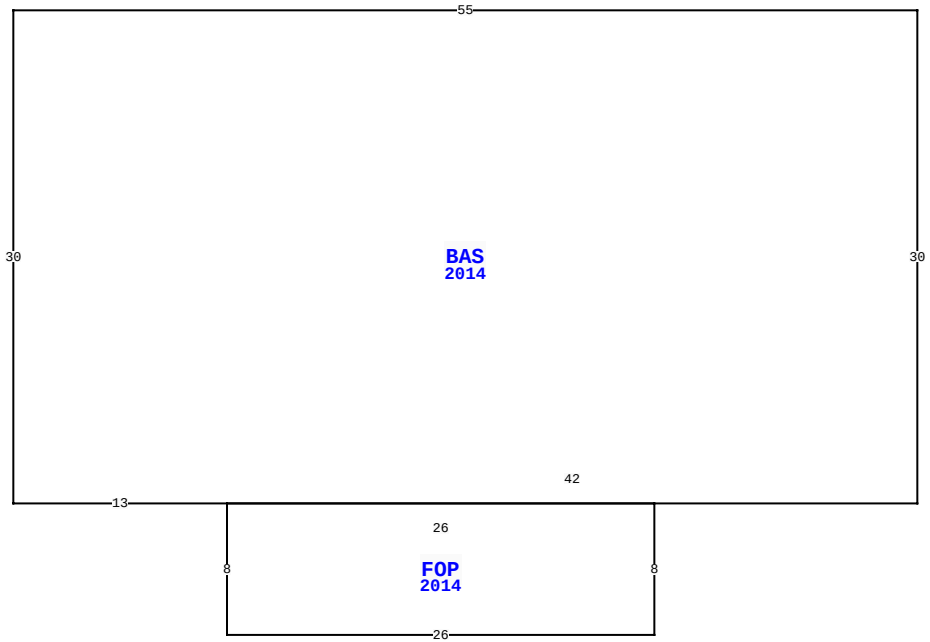
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	2014	1,650	213,972
FOP	208	30	2014	62	8,040
TOTALS	1,858			1,712	222,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,712	102.8700	135.79	232,472	2014	2014	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2021 Heated Area: 1650 HX Base Yr 2021



31020 MCLENDON CT, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		234,412
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		331,912
SOH/AGL Deduction		92,297
ASSESSED VALUE		239,615
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		188,893
TOTAL JUST VALUE		331,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428443	ADDITION	0	03/01/2014
B1327699	CO ISSUED	0	01/30/2014
P1316926	NEW CONSTR	0	10/01/2013
B1327699	NEW CONSTR	186,353	09/01/2013
E1326673	NEW CONSTR	0	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2332/1120	1/16/2020	WD	Q	I	01	252,500
GRANTOR: JOHN JOHN & CHRISTAL						
GRANTEE: GINGERY JOHN A & CA						
1751/0480	8/11/2011	WD	U	I	40	38,500
GRANTOR: G & H LAND & TIMBER D						
GRANTEE: JOHNS JOHN & CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W55 S30 E13 FOP=[YR=2014] S8 E26 N8 W26$ E42 N30$.

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
1	000100	C	RES	100	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 11/01/2019 BY TWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS

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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

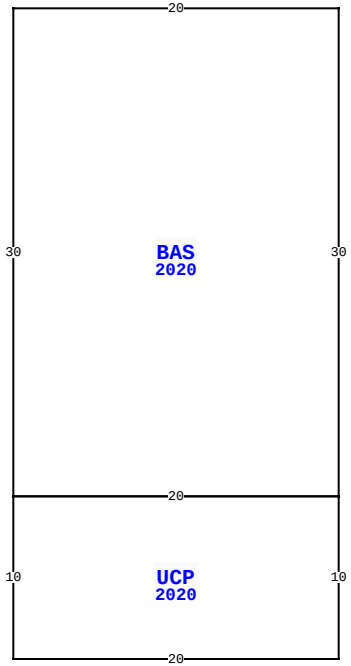
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2020	600	11,626
UCP	200	20	2020	40	775
TOTALS	800			640	12,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	640	58.1900	21.53	13,779	2015	2015	0	0	0	10.00	90.00

2 GARAGE RES – 100% - 2021 Heated Area: 600 HX Base Yr 2021



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 S30 UCP=[YR=2020] S10 E20 N10 W20$ E20 N30$.

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 11/01/2019 BY TWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS