

MCCLINTOCK SHANE & CHARITY
3200 HENRY LEE ROAD
HILLIARD, FL 32046

27-2N-23-0000-0001-0280

[illegible]

MCCLINTOCK SHANE & CHARITY
3200 HENRY LEE ROAD
HILLIARD, FL 32046

2026



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

1,040

100

2020

1,040

22,012

TOTALS

1,040

1,040

22,012

EXTRA FEATURES

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

01/01/2023

BY CD

Total Acres:

10.42

Total Land Value:

158,384

Market:

0

Agricultural:

0

Common:

158,384

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

6500

01

1,040

57.1320

22.28

23,171

2020

2020

0

0

0

5.00

95.00

2 GARAGE RES

100% - 2021

Heated Area: 1040

HX Base Yr 2021

BAS
2020

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

490,860

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

158,384

TOTAL MARKET VALUE

649,244

SOH/AGL Deduction

155,421

ASSESSED VALUE

493,823

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

442,412

TOTAL JUST VALUE

649,244

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

645,640

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2353/1874

4/14/2020

QC

U

V

11

100

GRANTOR: NASSAU TIMBER & LAND

GRANTEE: MCCLINTOCK SHANE &

2344/1716

3/06/2020

WD

P

V

98

75,000

GRANTOR: NASSAU TIMBER AND LAN

GRANTEE: MCCLINTOCK SEAN PAT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W40 S26 E40 N26\$.

BLD DATE

03/03/2023

NW

LGL DATE

05/12/2026

MLU

XF DATE

INC DATE

LAND DATE

AG DATE