LOT 7
CEDAR HAVEN #1 PB 6/242

VILETT RORY
27146 LAKE DRIVE
HILLIARD, FL 32046

2023

17-3N-24-022C-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	06	Quality Level 06

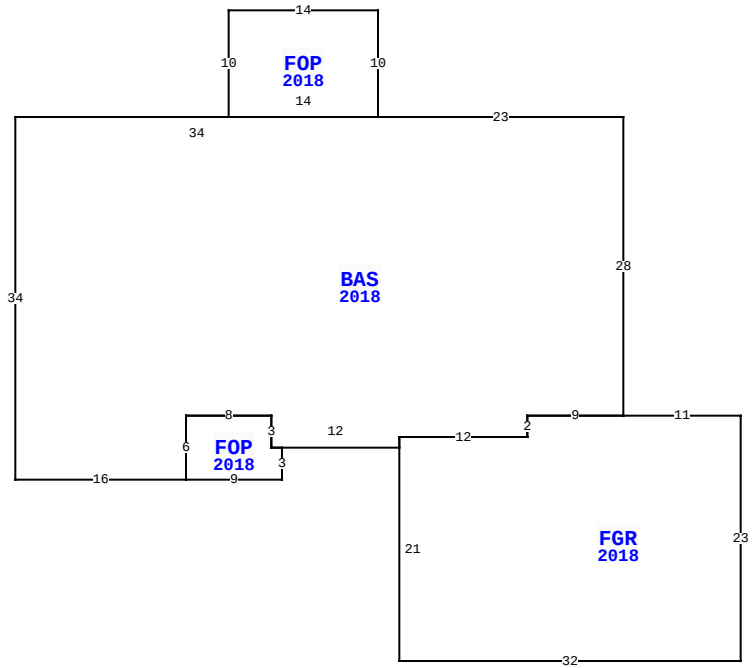
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,752	100	1,752	203,101
FGR	712	55	392	45,443
FOP	51	30	15	1,739
FOP	140	30	42	4,868
TOTALS	2,655		2,201	255,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,201	132.4225	119.51	263,042	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1752 HX Base Yr



27146 LAKE DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	272,091
TOTAL MARKET OB/XF VALUE	16,860
TOTAL LAND VALUE - MARKET	28,800
TOTAL MARKET VALUE	317,751
SOH/AGL Deduction	0
ASSESSED VALUE	317,751
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,751
TOTAL JUST VALUE	317,751
NCON VALUE	28,140
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2574/0267	6/27/2022	WD	Q	I	01	370,000
GRANTOR: GILLILAND DOROTHY S						
GRANTEE: VILETT RORY						
2193/1372	4/26/2018	WD	Q	I	01	250,000
GRANTOR: B Y FRANKLIN PROPERTI						
GRANTEE: GILLILAND JOHN H &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W11 BAS=[YR=2018] N28 W23 FOP=[YR=2018] N10 W14 S10 E14$W 34 S34 E16 FOP=[YR=2018] E9 N3 W1 N3 W8 S6$ N6 E8 S3 E12 N1 E12 N2 E9$ W9 S2 W12 S21 E32 N23$.

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
1	0812	CONCRETE C	0	0	0	0	1,444.00	SF	4.00	4.00	100	2018	2018	3	98	5,660	
2	0812	CONCRETE C	0	0	0	0	2,800.00	SF	4.00	4.00	100	2022	2022	3	100	11,200	

LAND DESCRIPTION

TOTAL OB/XF 16,860

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	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.20	24,000.00	28,800.00	28,800							

REVIEW DATE 11/16/2022 BY WW Total Acres: 0.00 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 08/02/2023 BY SYS

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2023

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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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

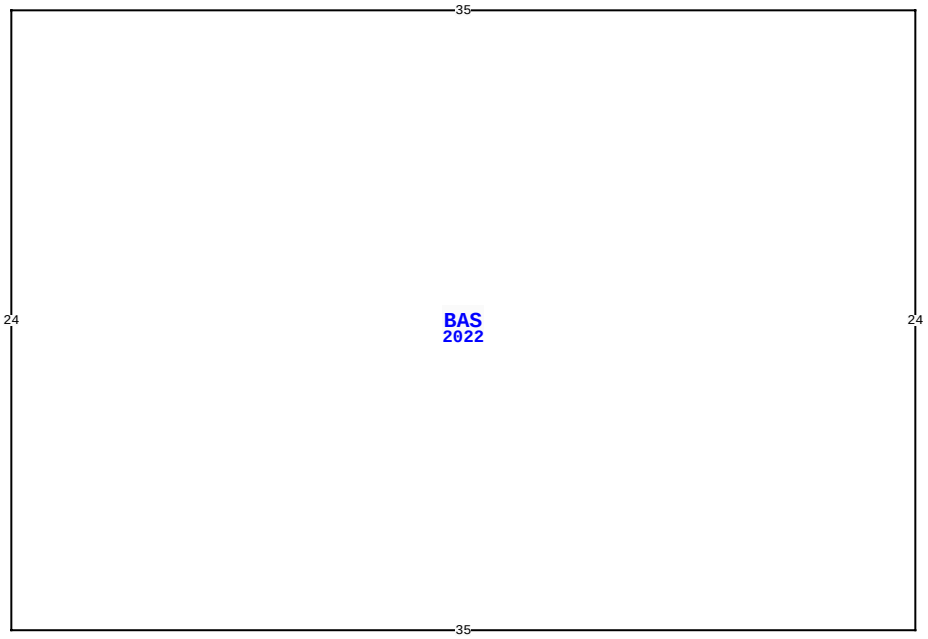
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	16,940
TOTALS	840		840	16,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	58.1900	20.37	17,111	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 0% - 2023 Heated Area: 840 HX Base Yr



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2193/1372	4/26/2018	WD	Q	I	01	250,000
GRANTOR: B Y FRANKLIN PROPERTI						
GRANTEE: GILLILAND JOHN H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W35 S24 E35 N24$.

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

TOTAL OB/XF 0

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 11/16/2022 BY WW Total Acres: 0.00 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 08/02/2023 BY SYS