

REED ASHLEY GRACE/MCCORMICK BRIAN CAMERON
27052 POND DR
HILLIARD, FL 32046

17-3N-24-022D-0013-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 50

Exterior Wall20FACE BRICK 50

Roof Structure08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 80

Interior Floor11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC6003.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,4731001,473161,787

FGR4005522024,163

FOP30309989

MARKET ADJUSTMENTS

TOTADJPSTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,702131.2150118.42201,55120052010007.2592.75

1 SINGLE FAM - 100% - 2023Heated Area: 1473HX Base Yr 2023

Basement Area: 58

FOP 2005

FGR 2005

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE186,939

TOTAL MARKET OB/XF VALUE4,840

TOTAL LAND VALUE - MARKET24,000

TOTAL MARKET VALUE215,779

SOH/AGL Deduction0

ASSESSED VALUE215,779

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE165,779

TOTAL JUST VALUE215,779

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE182,994

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCDPRICE

2573/01076/23/2022WDQI01310,000

GRANTOR:HOLDEN ETHAN T

GRANTEE:REED ASHLEY GRACE &

2503/18069/30/2021QCUII11100

GRANTOR:HOLDEN ETHAN T & MEGA

GRANTEE:HOLDEN ETHAN T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W58 S12 E12 S24 E7 S1 E13 N6 FOP=[YR=2005] E6
FGR=[YR=2005] S11 E20 N20 W20 S9\$ N5 W6 S5\$ N5 E6 N4 E20 N22\$.

EXTRA FEATURES

LNOBJ/XFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C0100001,113.00SF4.004.00100200520053873,873

21127BRICK 8"01000024.00SF5.505.5010020052005396127

30940SHEDS/PORT010010880.00SF30.0030.0010020072007335840

TOTAL OB/XF4,840

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000006RS-20.000.001.00LT1.001.001.0024,000.0024,000.0024,000

REVIEW DATE01/07/2021BY TWX

Total Acres: 0.00Total Land Value: 24,000Market: 0Agricultural: 0Common: 24,000PRINTED 08/02/2023 BY SYS