LOT 14
IN OR 1359/286
CEDAR HAVEN #2 PB 6/380

PYLES GREGORY
464 AZALEA DR
MACCLENNY, FL 32068-5581

2023

17-3N-24-022D-0014-0000

BUILDING CHARACTERISTICS

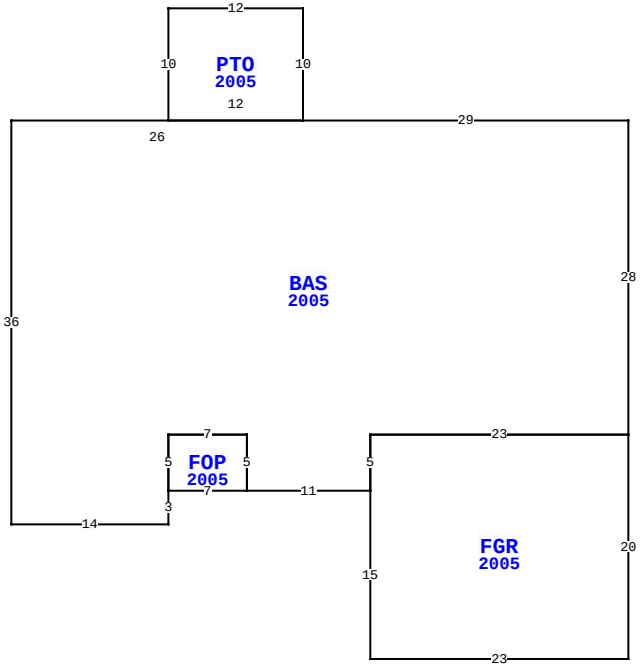
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,707	100	1,707	175,565
FGR	460	55	253	26,021
FOP	35	30	10	1,029
PTO	120	5	6	617
TOTALS	2,322		1,976	203,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,976	130.6193	117.88	232,931	2005	2005	0	0	0	12.75	87.25

1 SINGLE FAM – 0% - 0 Heated Area: 1707 HX Base Yr



27070 POND 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	203,232
TOTAL MARKET OB/XF VALUE	5,956
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	233,188
SOH/AGL Deduction	36,059
ASSESSED VALUE	197,129
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,129
TOTAL JUST VALUE	233,188
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1359/0286	10/17/2005	WD	Q	I		187,000

GRANTOR: L & B LANDS INC
GRANTEE: PYLES GEORGE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W29 PTO=[YR=2005] N10 W12 S10 E12$ W26 S36 E14 N3 FOP=[YR=2005] E7 N5 W7 S5$ N5 E7 S5 E11 FGR=[YR=2005] S15 E23 N20 W23 S5 $ N5 E23 N28$.

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	1,675.00	SF	4.00	4.00	100	2005	2005	3	87	5,829	
2	1127	BRICK 8"	0	0	8	3	24.00	SF	5.50	5.50	100	2005	2005	3	96	127	

LAND DESCRIPTION

TOTAL OB/XF 5,956

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	0006	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 03/23/2018 BY TWX Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 08/02/2023 BY SYS