LOT 17
IN OR 2111/1707
CEDAR HAVEN #2 PB 6/380

BUNKLEY JENNA
27117 POND DR
HILLIARD, FL 32046

2023

17-3N-24-022D-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

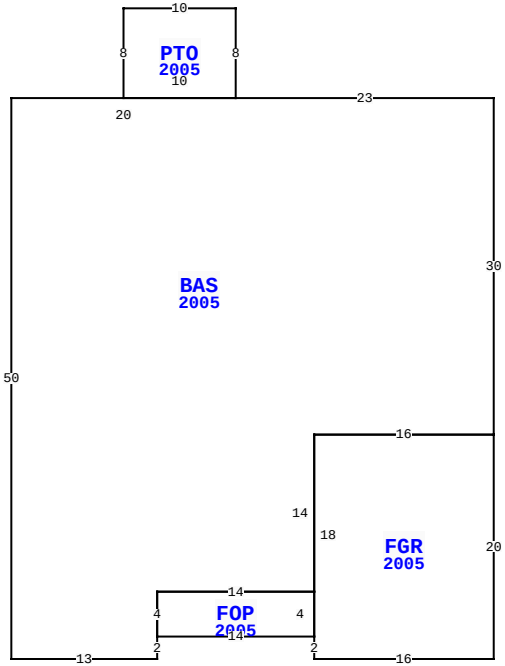
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,746	100	1,746	176,960
FGR	320	55	176	17,838
FOP	56	30	17	1,723
PTO	80	5	4	405
TOTALS	2,202		1,943	196,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,943	128.0272	115.54	224,494	2005	2005	0	0	0	12.28	87.72

1 SINGLE FAM - 100% - 2007 Heated Area: 1746 HX Base Yr 2007



27117 POND DR, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		196,926
TOTAL MARKET OB/XF VALUE		4,242
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		225,168
SOH/AGL Deduction		105,496
ASSESSED VALUE		119,672
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		69,672
TOTAL JUST VALUE		225,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2111/1707	3/16/2017	WD	U	I	11	100
GRANTOR: BUNKLEY RICHARD D & J						
GRANTEE: BUNKLEY JENNA						
1322/0461	6/03/2005	WD	Q	I		155,000
GRANTOR: L & B LANDS INC						
GRANTEE: BUNKLEY RICHARD D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W23 PTO=[YR=2005] N8 W10 S8 E10$ W20 S50 E13 N2 FOP=[YR=2005] E14 FGR=[YR=2005] S2 E16 N20 W16 S18 $ N4 W14 S4$ N4 E14 N14 E16 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
1	0812	CONCRETE C	0	100	0	0	1,178.00	SF	4.00	4.00	100	2005	2005	3	87	4,099	
2	1127	BRICK 8"	0	100	9	3	27.00	SF	5.50	5.50	100	2005	2005	3	96	143	

LAND DESCRIPTION

TOTAL OB/XF 4,242

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	100	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