LOT 2
IN OR 1211/73
CEDAR HAVEN #1 PB 6/242

WOOD WILLIAM L
2737 LAKE DRIVE
HILLIARD, FL 32046

2024

17-3N-24-022C-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

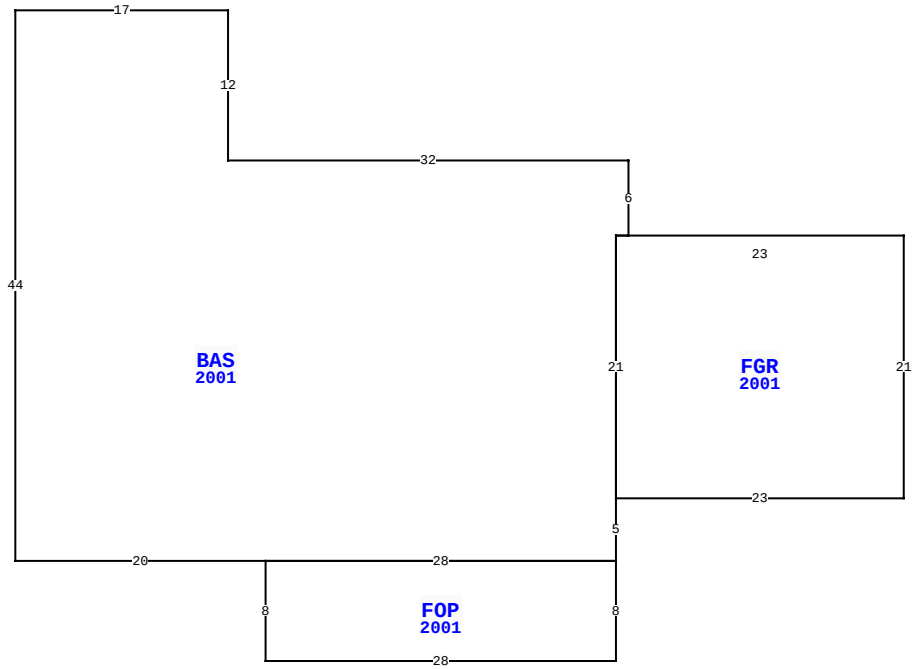
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,746	100	1,746	176,232
FGR	483	55	266	26,849
FOP	224	30	67	6,763
TOTALS	2,453		2,079	209,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,079	127.2383	120.88	251,310	2001	2001	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2005 Heated Area: 1746 HX Base Yr 2005



2737 LAKE 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		209,844
TOTAL MARKET OB/XF VALUE		29,290
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		263,134
SOH/AGL Deduction		116,969
ASSESSED VALUE		146,165
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		96,165
TOTAL JUST VALUE		263,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1211/0073	2/27/2004	WD	Q	I		167,000
GRANTOR: SUMMERFORD JASON L &						
GRANTEE: WOOD WILLIAM L						
1036/0761	2/08/2002	WD	U	I	21	130,000
GRANTOR: JONES URSULA						
GRANTEE: SUMMERFORD JASON L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W32 N12 W17 S44 E20 FOP=[YR=2001] S8 E28 N8 W28$ E28 N5 FGR=[YR=2001] E23N21 W23 S21$ N21 E1 N6$.

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	1,902.00	SF	4.00	4.00	100	2001	2001	3	80	6,086	
2	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2002	2002	3	29	11,093	
3	0845	KOOL DECK	0	100	0	0	417.00	SF	7.25	7.25	100	2002	2002	3	82	2,479	
4	0476	VF 6 SBPL	0	100	10	20	200.00	LF	32.00	32.00	100	2017	2017	3	92	5,888	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	92	552	
6	0811	CONCRETE B	0	100	0	0	620.00	SF	5.20	5.20	100	2021	2021	3	99	3,192	

LAND DESCRIPTION

TOTAL OB/XF 29,290

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	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 06/03/2022 BY TWWW Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 08/06/2024 BY SYS