LOT 3
IN OR 1129/1071
CEDAR HAVEN #1 PB 6/242

PHILLIPS RUSSELL
P O BOX 545
HILLIARD, FL 32046

2024

17-3N-24-022C-0003-0000

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 80
Interior Floo	11	CLAY TILE 20
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

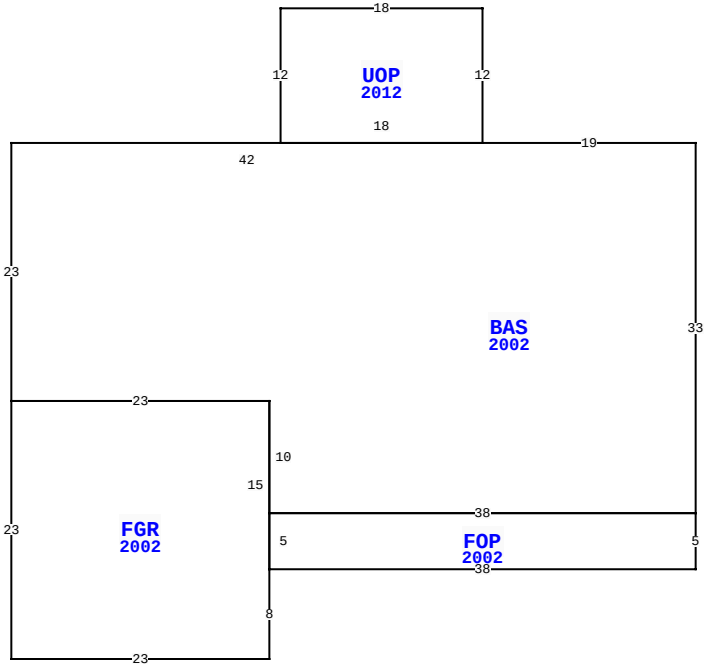
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,783	100	1,783	179,480
FGR	529	55	291	29,293
FOP	190	30	57	5,737
UOP	216	20	43	4,329
TOTALS	2,718		2,174	218,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,174	125.7732	119.48	259,750	2002	2002	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2004 Heated Area: 1783 HX Base Yr 2004



2767 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		218,839
TOTAL MARKET OB/XF VALUE		5,609
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		248,448
SOH/AGL Deduction		116,047
ASSESSED VALUE		132,401
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		82,401
TOTAL JUST VALUE		248,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1129/1071	4/14/2003	WD	Q	I		142,000

GRANTOR: JONES URSULA
GRANTEE: PHILLIPS RUSSELL &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W19 UOP=[YR=2012] N12 W18 S12 E18$ W42 S23 FGR=[YR=2002] S23 E23 N8 FOP=[YR=2002] E38 N5 W38 S5$ N15 W23$ E23 S10 E38 N33$.

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	1,710.00	SF	4.00	4.00	100	2002	2002	3	82	5,609	

LAND DESCRIPTION

TOTAL OB/XF 5,609

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 08/06/2024 BY SYS