LOT 6
IN OR 2155/333
CEDAR HAVEN #1 PB 6/242

HARMON TIMOTHY M & DANYA D
27147 LAKE DRIVE
HILLIARD, FL 32046

2024

17-3N-24-022C-0006-0000

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	13	LVT/LAMNT 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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

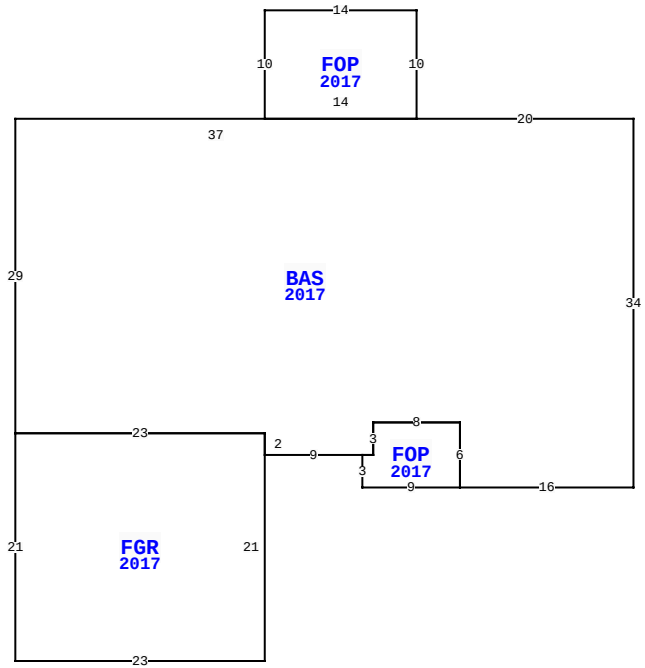
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,745	100	1,745	203,943
FGR	483	55	266	31,088
FOP	51	30	15	1,753
FOP	140	30	42	4,909
TOTALS	2,419		2,068	241,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,068	128.8161	122.38	253,082	2017	2017	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1745 HX Base Yr 2018



27147 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		241,693
TOTAL MARKET OB/XF VALUE		7,388
TOTAL LAND VALUE - MARKET		28,800
TOTAL MARKET VALUE		277,881
SOH/AGL Deduction		89,662
ASSESSED VALUE		188,219
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		138,219
TOTAL JUST VALUE		277,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2155/0333	10/10/2017	WD	Q	I	01	240,000
GRANTOR: B Y FRANKLIN PROPERTI						
GRANTEE: HARMON TIMOTHY M &						
2104/1893	3/03/2017	WD	Q	V	01	50,000
GRANTOR: JONES URSULA						
GRANTEE: B Y FRANKLIN PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W20 FOP=[YR=2017] N10 W14 S10 E14$ W37 S29 FGR=[YR=2017] S21 E23 N21 W23$ E23 S2 E9 FOP=[YR=2017] S3 E9 N6 W8 S3 W1$ E1 N3 E8 S6 E16 N34$.

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	1,116.00	SF	4.00	4.00	100	2017	2017	3	97	4,330	
2	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	100	2019	2019	3	98	3,058	

LAND DESCRIPTION

TOTAL OB/XF 7,388

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.20	24,000.00	28,800.00	28,800							

REVIEW DATE 07/06/2021 BY TWA Total Acres: 0.00 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 08/06/2024 BY SYS