

LOT 10
IN OR 2038/1582
CEDAR HAVEN #1 PB 6/242

JACKSON BARBARA ANN
2772 LAKE DR
HILLIARD, FL 32046

2024

17-3N-24-022C-0010-0000



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 90
Interior Floo	11	CLAY TILE 10
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		

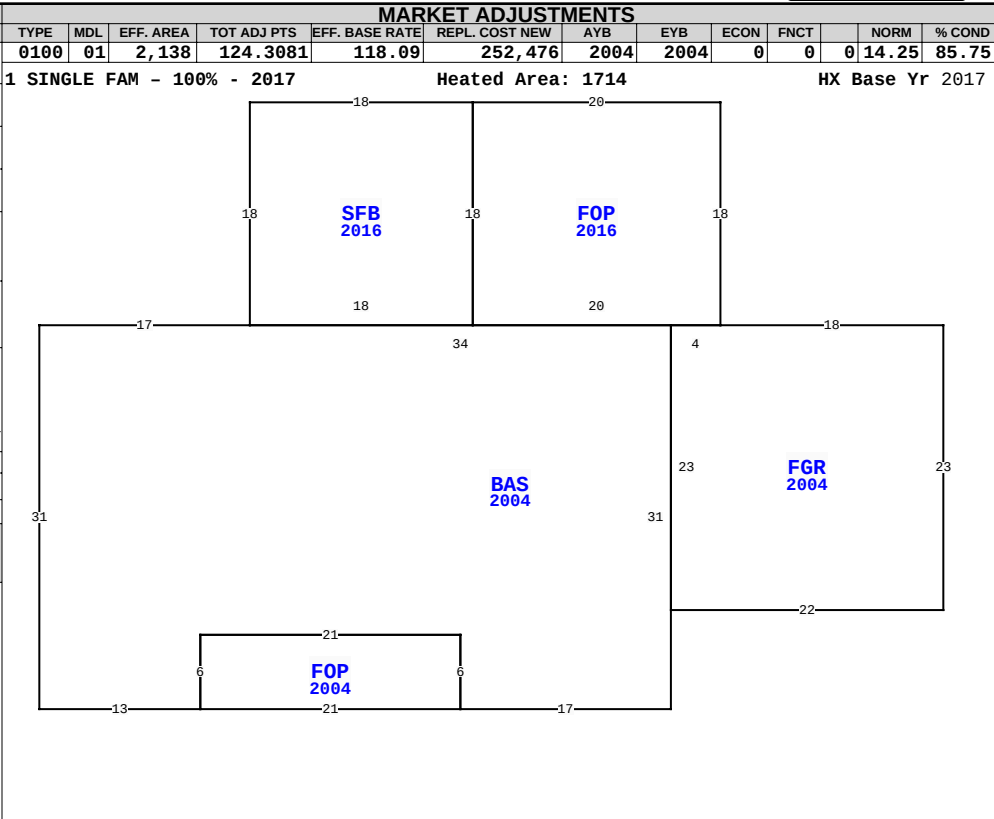
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,455	100	1,455	147,337
FGR	506	55	278	28,151
FOP	126	30	38	3,848
FOP	360	30	108	10,937
SFB	324	80	259	26,227

TOTALS	2,771		2,138	216,498
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,923.00	SF	4.00
2	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00
3	0476	VF 6 SBPL	0	100	0	0	246.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA



2772 LAKE DR, HILLIARD	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	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	1,923.00	SF	4.00	4.00	100	2004	2004	3	84	6,461	
2	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	92	552	
3	0476	VF 6 SBPL	0	100	0	0	246.00	LF	32.00	32.00	100	2017	2017	3	92	7,242	

TOTAL OB/XF										14,255							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1			3
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 3										Tax Dist:			
BUILDING MARKET VALUE										216,498			
TOTAL MARKET OB/XF VALUE										14,255			
TOTAL LAND VALUE - MARKET										24,000			
TOTAL MARKET VALUE										254,753			
SOH/AGL Deduction										121,148			
ASSESSED VALUE										133,605			
TOTAL EXEMPTION VALUE										HX HB SX 100,000			
BASE TAXABLE VALUE										33,605			
TOTAL JUST VALUE										254,753			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										246,060			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160097	ADDITION	0	07/06/2016
20160038	XFOB	0	04/11/2016
1750	NEW CONSTR	72,830	03/23/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2038/1582	3/24/2016	SW	U	I	12	114,000	
GRANTOR:WELLS FARGO BANK N A							
GRANTEE: JACKSON BARBARA ANN							
2025/0382	1/25/2016	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE:WELLS FARGO BANK N							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2004] W18 FOP=[YR=2016] N18 W20 SFB=[YR=2016] W18 S18 BAS=[YR=2004] W17 S31 E13 FOP=[YR=2004] E21 N6 W21 S6\$ N6 E21 S6 E17 N31 W34\$ E18 N18 \$ S18 E20\$ W4 S23 E22 N23\$.									