LOT 11
IN OR 2232/70
CEDAR HAVEN #1 PB 6/242

HYERS STACY M/HYERS HALEY M
2744 LAKE DR
HILLIARD, FL 32046

2024

17-3N-24-022C-0011-0000

BUILDING CHARACTERISTICS

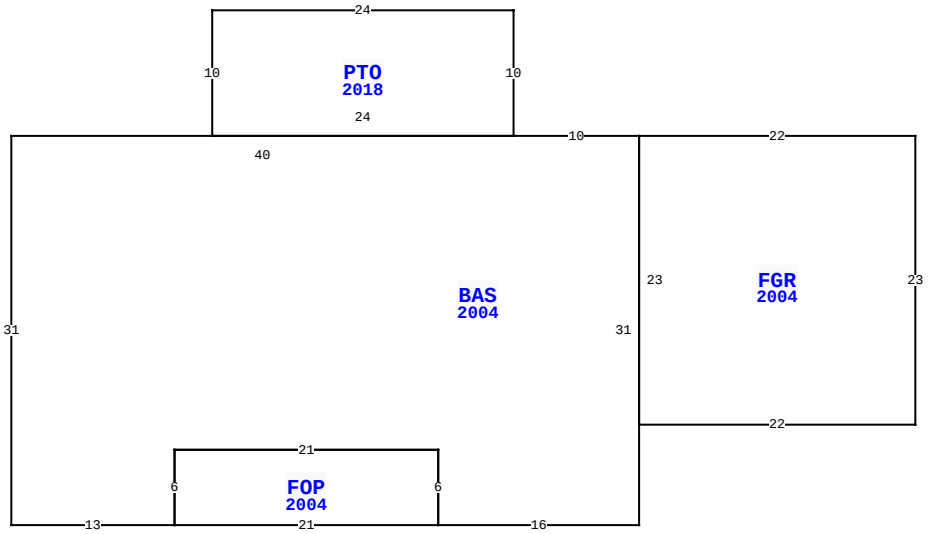
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,424	100	1,424	155,150
FGR	506	55	278	30,289
FOP	126	30	38	4,140
PTO	240	5	12	1,308
TOTALS	2,296		1,752	190,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,752	133.7450	127.06	222,609	2004	2004	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2019 Heated Area: 1424 HX Base Yr 2019



2744 LAKE DR, HILLIARD

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		190,887
TOTAL MARKET OB/XF VALUE		22,603
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		237,490
SOH/AGL Deduction		76,109
ASSESSED VALUE		161,381
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,381
TOTAL JUST VALUE		237,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150106	GARAGE	0	10/28/2016
0310224	NEW CONSTR	72,830	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2232/0070	10/16/2018	WD	Q	I	01	192,000
GRANTOR: THOMPSON PHILLIP D &						
GRANTEE: HYERS STACY M & HAL						
1608/0023	2/20/2009	WD	U	I	30	100
GRANTOR: THOMPSON PHILLIP D &						
GRANTEE: THOMPSON PHILLIP D						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W22 BAS=[YR=2004] W10 PTO=[YR=2018] N10 W24 S10 E24$ W40 S31 E13 FOP=[YR=2004] E21 N6 W21 S6$ N6 E21 S6 E16 N31$ S23 E22 N23 $.

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	1,935.00	SF	4.00	4.00	100	2004	2004	3	84	6,502	
2	1242	WD DECK A	0	100	24	12	288.00	SF	5.00	5.00	100	2008	2008	3	35	504	
3	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00	32.00	100	2014	2014	3	87	4,677	
4	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2015	2015	3	78	10,920	

LAND DESCRIPTION

TOTAL OB/XF 22,603

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