LOT 12
CEDAR HAVEN #1 PB 6/242

**HOLDEN DAVID R & MEGAN G**
2720 LAKE DR
HILLIARD, FL 32046

**2024**

**17-3N-24-022C-0012-0000**

## 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 | 08 | SHT VINYL 100 |
| 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 |

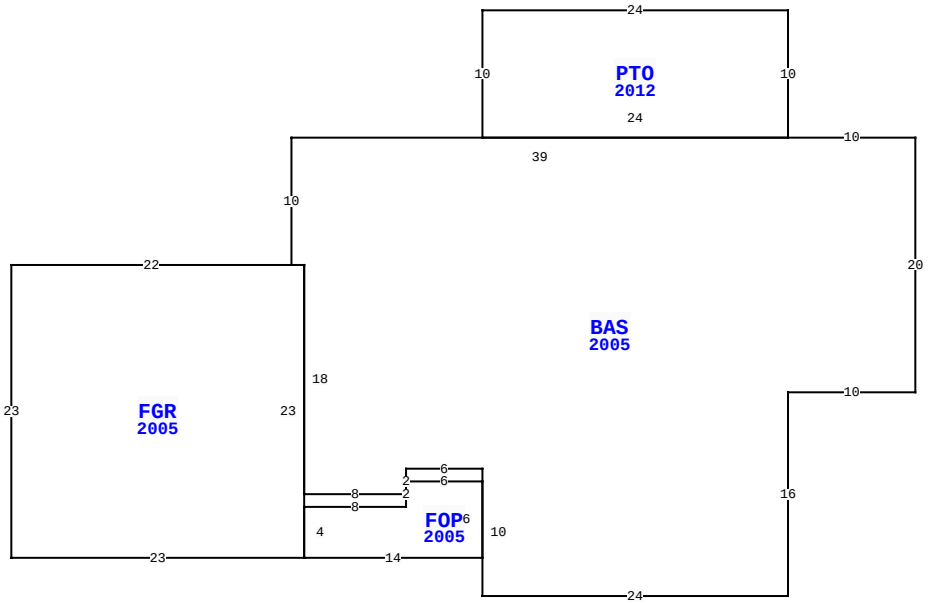
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,454 | 100 | 1,454 | 165,747 |
| FGR | 529 | 55 | 291 | 33,173 |
| FOP | 68 | 30 | 20 | 2,280 |
| PTO | 240 | 5 | 12 | 1,368 |
| TOTALS | 2,291 | | 1,777 | 202,567 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,777 | 127.6500 | 121.27 | 215,497 | 2005 | 2015 | 0 | 0 | 0 | 6.00 | 94.00 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1454 HX Base Yr 2021




2720 LAKE DR, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 202,567 |
| TOTAL MARKET OB/XF VALUE | | 6,625 |
| TOTAL LAND VALUE - MARKET | | 24,000 |
| TOTAL MARKET VALUE | | 233,192 |
| SOH/AGL Deduction | | 61,889 |
| ASSESSED VALUE | | 171,303 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 121,303 |
| TOTAL JUST VALUE | | 233,192 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 224,665 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 0031 | NEW CONSTR | 75,039 | 01/18/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2346/0950 | 3/09/2020 | WD | Q | I | 01 | 200,000 |
| GRANTOR: KALLUSCH KATHERINE E | | | | | | |
| GRANTEE: HOLDEN DAVID R & ME | | | | | | |
| 2102/1852 | 2/21/2017 | SW | Q | I | 02 | 161,000 |
| GRANTOR: FEDERAL NATIONAL MORT | | | | | | |
| GRANTEE: KALLUSCH KATHERINE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W10 PTO=[YR=2012] N10 W24 S10 E24$ W39 S10
FGR=[YR=2005] W22 S23 E23 FOP=[YR=2005] E14 N6 W6 S2 W8 S4$
N23 W1$ E1 S18 E8 N2 E6 S10 E24 N16 E10 N20$ .

## 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 | 1,926.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 86 | 6,625 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,625

| 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 06/30/2020 BY TW Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 08/06/2024 BY SYS