LOT 5
IN OR 1292/1858
CEDAR HAVEN #2 PB 6/380

CUBBEDGE BRUCE D & ANGELIA J
27102 COUNTRY DRIVE
HILLIARD, FL 32046

2024

17-3N-24-022D-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 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

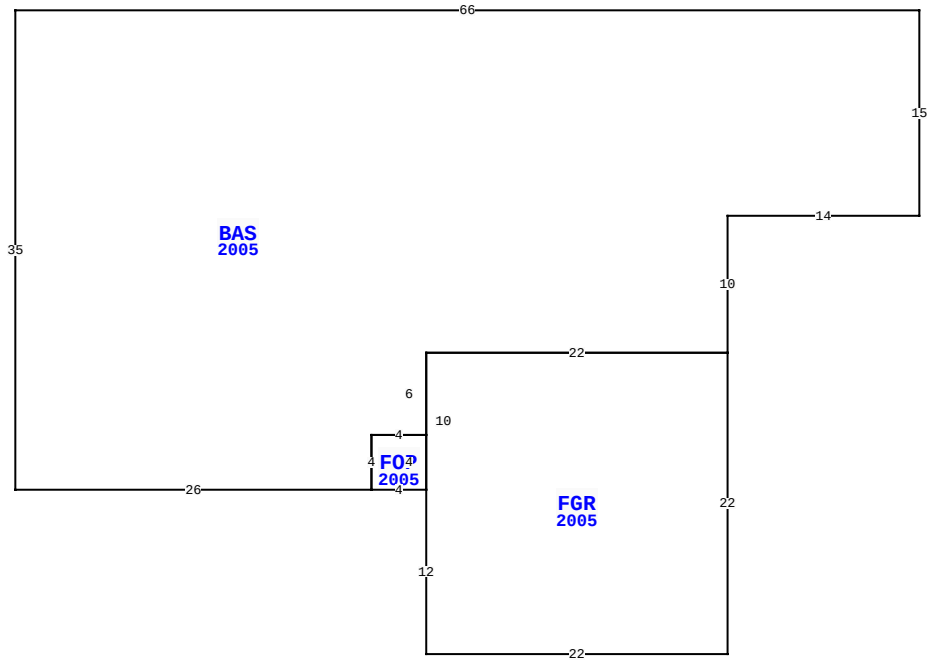
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,794	100	1,794	188,746
FGR	484	55	266	27,986
FOP	16	30	5	526
TOTALS	2,294		2,065	217,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,065	128.0272	121.63	251,166	2005	2005	0	0	0	13.50	86.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1794 HX Base Yr 2006



27102 COUNTRY 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		217,259
TOTAL MARKET OB/XF VALUE		6,706
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		247,965
SOH/AGL Deduction		116,814
ASSESSED VALUE		131,151
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		81,151
TOTAL JUST VALUE		247,965
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210240	CARPORT	0	11/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1292/1858	2/04/2005	WD	Q	I		157,700

GRANTOR: L & B LANDS INC
GRANTEE: CUBBEDGE BRUCE D &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W66 S35 E26 FOP=[YR=2005] E4 FGR=[YR=2005] S12 E22 N22 W22 S10$ N4 W4 S4$ N4 E4 N6 E22 N10 E14 N15$.

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	1,882.00	SF	4.00	4.00	100	2005	2005	3	86	6,474	
2	1127	BRICK 8"	0	100	0	0	44.00	SF	5.50	5.50	100	2005	2005	3	96	232	

LAND DESCRIPTION

TOTAL OB/XF 6,706

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 11/04/2021 BY TW Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 08/06/2024 BY SYS