LOT 17
IN OR 2111/1707
CEDAR HAVEN #2 PB 6/380

**BUNKLEY JENNA**
27117 POND DR
HILLIARD, FL 32046

**2024**

**17-3N-24-022D-0017-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

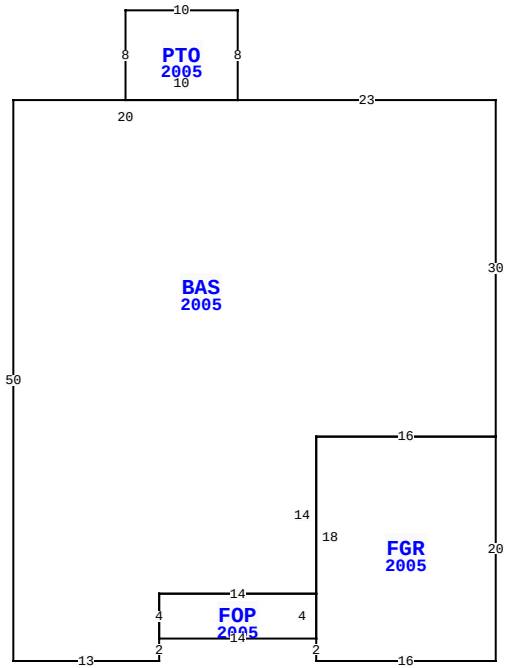
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 1,746 | 100 | 1,746 | 184,758 |
| FGR | 320 | 55 | 176 | 18,624 |
| FOP | 56 | 30 | 17 | 1,799 |
| PTO | 80 | 5 | 4 | 424 |
| TOTALS | 2,202 | | 1,943 | 205,604 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,943 | 128.0272 | 121.63 | 236,327 | 2005 | 2005 | 0 | 0 | 0 | 13.00 | 87.00 |

1 SINGLE FAM - 100% - 2007 Heated Area: 1746 HX Base Yr 2007




27117 POND 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 | | 205,604 |
| TOTAL MARKET OB/XF VALUE | | 4,195 |
| TOTAL LAND VALUE - MARKET | | 24,000 |
| TOTAL MARKET VALUE | | 233,799 |
| SOH/AGL Deduction | | 110,537 |
| ASSESSED VALUE | | 123,262 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 73,262 |
| TOTAL JUST VALUE | | 233,799 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 225,168 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2111/1707 | 3/16/2017 | WD | U | I | 11 | 100 |
| GRANTOR: BUNKLEY RICHARD D & J | | | | | | |
| GRANTEE: BUNKLEY JENNA | | | | | | |
| 1322/0461 | 6/03/2005 | WD | Q | I | | 155,000 |
| GRANTOR: L & B LANDS INC | | | | | | |
| GRANTEE: BUNKLEY RICHARD D & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W23 PTO=[YR=2005] N8 W10 S8 E10$ W20 S50 E13 N2 FOP=[YR=2005] E14 FGR=[YR=2005] S2 E16 N20 W16 S18 $ N4 W14 S4$ N4 E14 N14 E16 N30$.

## 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 | 1,178.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 86 | 4,052 | |
| 2 | 1127 | BRICK 8" | 0 | 100 | 9 | 3 | 27.00 | SF | 5.50 | 5.50 | 100 | 2005 | 2005 | 3 | 96 | 143 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,195

| 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