LOT 18
IN OR 1351/1944
CEDAR HAVEN #2 PB 6/380

SADLER MICHAEL W
27097 POND DRIVE
HILLIARD, FL 32046

2024

17-3N-24-022D-0018-0000

BUILDING CHARACTERISTICS

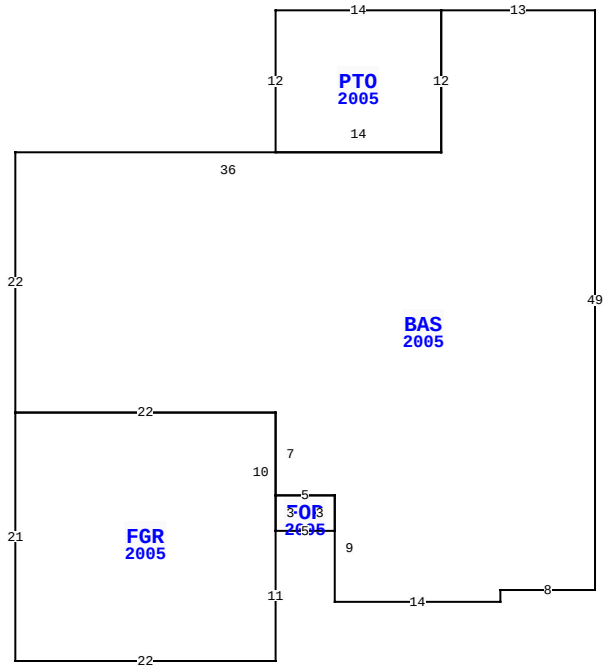
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,613	100	1,613	179,084
FGR	462	55	254	28,200
FOP	15	30	4	444
PTO	168	5	8	888
TOTALS	2,258		1,879	208,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,879	129.4923	123.02	231,155	2005	2010	0	0	0	9.75	90.25

1 SINGLE FAM – 100% - 2006 Heated Area: 1613 HX Base Yr 2006



27097 POND DR, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		208,617
TOTAL MARKET OB/XF VALUE		7,958
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		240,575
SOH/AGL Deduction		117,715
ASSESSED VALUE		122,860
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,860
TOTAL JUST VALUE		240,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200223	NEW ROOF	0	10/01/2020
20160138	CARPORT	0	09/28/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1351/1944	9/22/2005	WD	Q	I		159,900

GRANTOR: L & B LANDS INC
GRANTEE: SADLER MICHAEL W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 PTO=[YR=2005] W14 S12 E14 N12$ S12 W36 S22
FGR=[YR=2005] S21 E22 N11 FOP=[YR=2005] E5 N3 W5 S3$ N10
W22$ E22 S7 E5 S9 E14 N1 E8 N49$.

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	1,580.00	SF	4.00	4.00	100	2005	2005	3	86	5,435	
2	1127	BRICK 8"	0	100	8	3	24.00	SF	5.50	5.50	100	2005	2005	3	96	127	
3	0810	CONCRETE A	0	100	32	12	384.00	SF	6.50	6.50	100	2016	2016	3	96	2,396	

LAND DESCRIPTION

TOTAL OB/XF 7,958

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 01/07/2021 BY TWX Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 08/06/2024 BY SYS