PT OF LOT 19 (S-5)
CORNWALL SURVEY

CARTMAN ERIC/
27085 POTTS WAY
HILLIARD, FL 32046

2025

11-3N-23-2020-0019-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

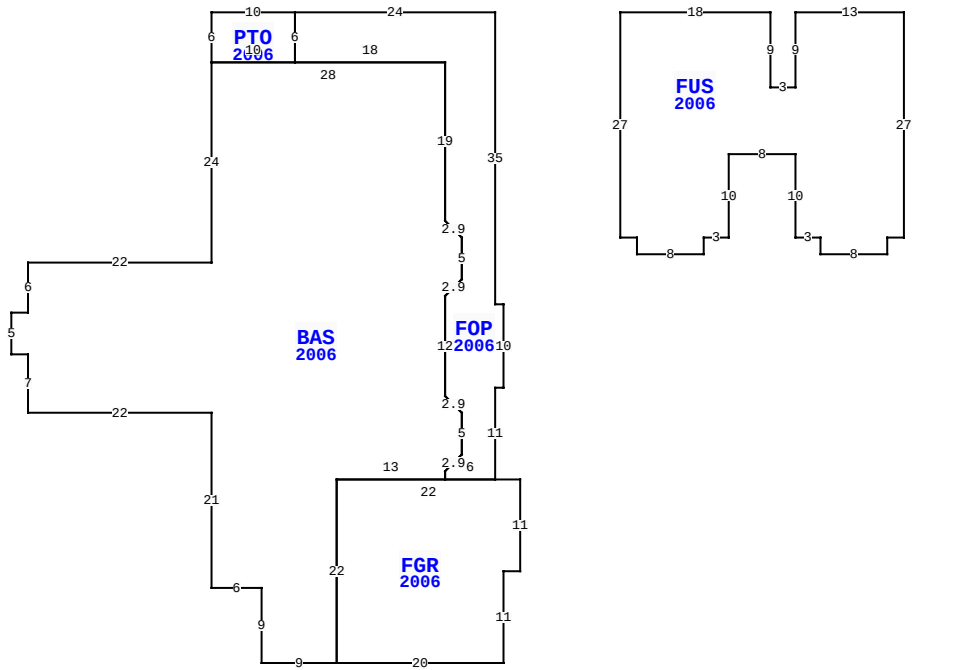
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,110	100	2006	2,110	262,260
FGR	462	55	2006	254	31,571
FOP	426	30	2006	128	15,909
FUS	843	100	2006	843	104,780
PTO	60	5	2006	3	373
TOTALS	3,901			3,338	414,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,338	107.6124	142.05	474,163	2006	2006	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2019 Heated Area: 2953 HX Base Yr 2019



27085 POTTS WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		414,893
TOTAL MARKET OB/XF VALUE		39,838
TOTAL LAND VALUE - MARKET		61,200
TOTAL MARKET VALUE		515,931
SOH/AGL Deduction		205,651
ASSESSED VALUE		310,280
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		259,558
TOTAL JUST VALUE		515,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17178	CO ISSUED	348,884	05/01/2006
B17675	SWIM POOL	48,700	05/01/2006
E17272	ELEC OTHER	2,000	05/01/2006
B17178	NEW CONSTR	348,884	05/01/2006
M11427	MECH OTHER	0	04/01/2006
R10824	OTHER	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	6/15/2018	CN	Q	I	01	325,000
GRANTOR: REESE MICHELE						
GRANTEE: CARTMAN ERIC						
1950/1226	11/26/2014	QC	U	I	11	100
GRANTOR: POTTS CHAD						
GRANTEE: REESE MICHELE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W24PTO=[YR=2006] W10S6 BAS=[YR=2006] S24W22S6W2S5E2S7E22S21 E6S9E9FGR=[YR=2006] E20N11E2N11W22 S22$N22E13N1 U2 R2 N5 U2 L2 N12 U2 R2 N5 L2 U2 N19W28$E10N6$S6 E18S19 D2 R2 S5 D2 L2 S12 D2 R2 S5 D2 L2 S1E6N11E1N10W1N35$ PTR=E15 FUS=[YR=2006] S27E2S2E8N2E3 N10E8S10E3S2E8N2E2N27W13S9W3N9 W18$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	6,230	
2	0861	POOL GUNIT	0	100	0	0	476.00	SF	85.00	85.00	100	2006	2006	3	40	16,184	
3	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	24	480	
4	0855	CONC PAVER	0	100	0	0	1,175.00	SF	10.00	10.00	100	2006	2006	3	86	10,105	
5	0462	ST/AL FNC	0	100	0	0	434.00	SF	10.00	10.00	100	2006	2006	3	40	1,736	
6	0811	CONCRETE B	0	100	0	0	1,141.00	SF	5.20	5.20	100	2006	2006	3	86	5,103	

LAND DESCRIPTION

TOTAL OB/XF 39,838

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	RES	100	0006	OR	0.00	0.00	1.36	AC		1.00	1.00	1.00	45,000.00	45,000.00	61,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.36 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 07/30/2025 BY SYS