LOT 5
IN OR 1349/203
CEDAR HAVEN #1 PB 6/242

LEWIS MARVIN W & SHARON N
27127 LAKE DRIVE
HILLIARD, FL 32046

2025

17-3N-24-022C-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 60
Interior Floo	11	CLAY TILE 40
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

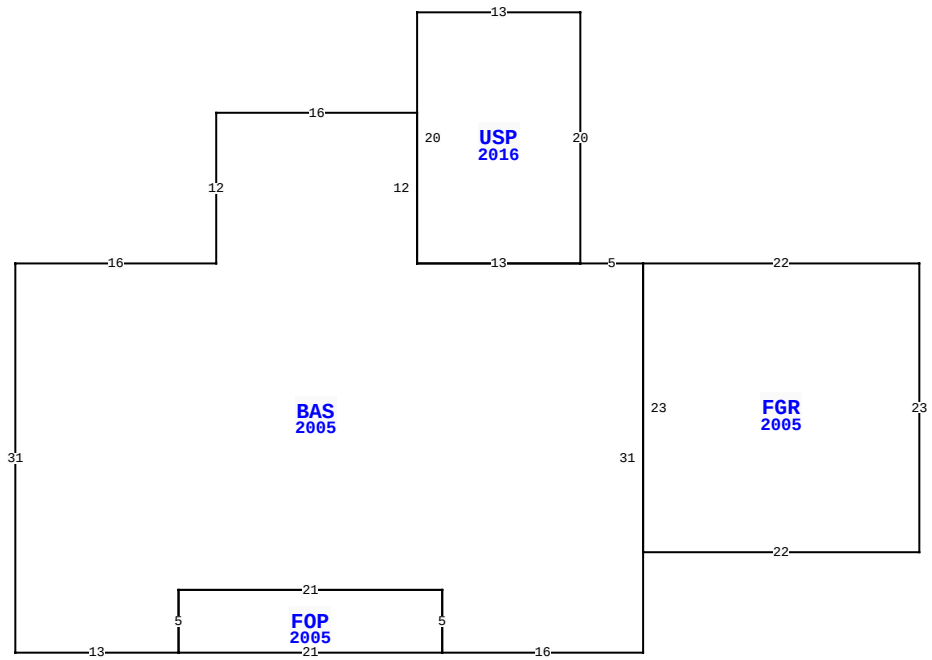
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,637	100	2005	1,637	183,833
FGR	506	55	2005	278	31,219
FOP	105	30	2005	32	3,594
USP	260	30	2016	78	8,759
TOTALS	2,508			2,025	227,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,025	130.9574	130.96	265,194	2005	2005	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2015 Heated Area: 1637 HX Base Yr



27127 LAKE 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		227,404
TOTAL MARKET OB/XF VALUE		6,673
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		258,077
SOH/AGL Deduction		3,993
ASSESSED VALUE		254,084
TOTAL EXEMPTION VALUE	13	254,084
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		258,077
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160115	ADDITION	0	07/29/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1349/0203	9/12/2005	WD	Q	I		187,900

GRANTOR: JONES URSULA
GRANTEE: LEWIS MARVIN W & SH

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] W22 BAS=[YR=2005] W5 USP=[YR=2016] N20 W13 S20 E13$ W13 N12 W16 S12 W16 S31 E13 FOP=[YR=2005] E21 N5 W21 S5$ N5 E21 S5 E16 N31$ S23 E22 N23$.

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	1,986.00	SF	4.00	4.00	100	2005	2005	3	84	6,673	

LAND DESCRIPTION

TOTAL OB/XF 6,673

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	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 07/30/2025 BY SYS