LOT 8
IN OR 2220/1260
CEDAR HAVEN #1 PB 6/242

BAUMGARTNER MARTHA L/E/
27126 LAKE DRIVE
HILLIARD, FL 32046

2025

17-3N-24-022C-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

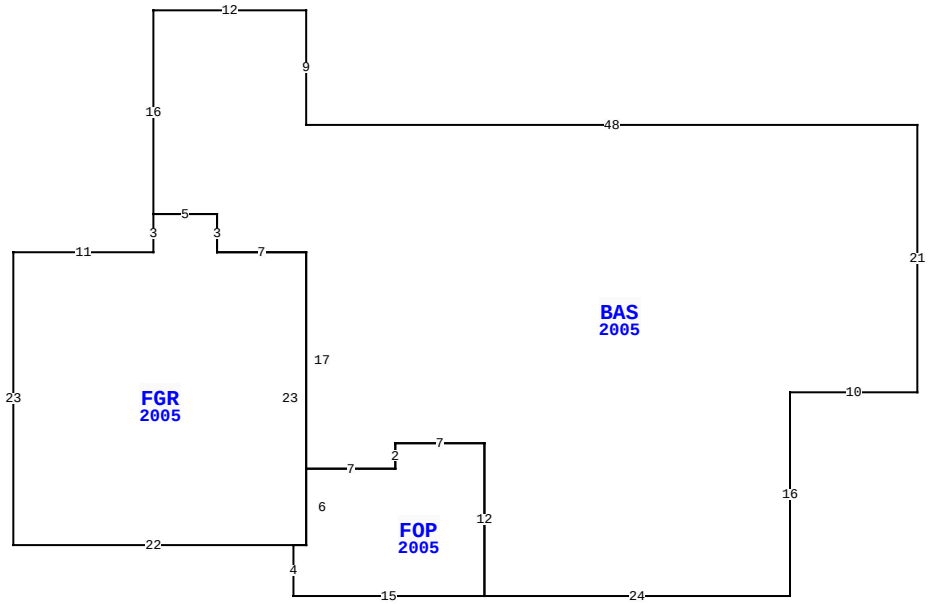
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,675	100	2005	1,675	188,099
FGR	544	55	2005	299	33,577
FOP	158	30	2005	47	5,278
TOTALS	2,377			2,021	226,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,021	130.9574	130.96	264,670	2005	2005	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2009 Heated Area: 1675 HX Base Yr 2009



27126 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		226,955
TOTAL MARKET OB/XF VALUE		7,083
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		258,038
SOH/AGL Deduction		194,972
ASSESSED VALUE		63,066
TOTAL EXEMPTION VALUE	HX HB WX	43,066
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		258,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0502086	NEW CONSTR	0	02/27/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2220/1260	9/05/2018	WD	U	I	11	100
GRANTOR: BAUMGARTNER MARTHA						
GRANTEE: JACKSON BARBARA A						
1392/0806	3/01/2006	WD	Q	I		199,900
GRANTOR: JONES URSULA						
GRANTEE: BAUMGARTNER MARTHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W48 N9 W12 S16 FGR=[YR=2005] S3 W11 S23 E22
FOP=[YR=2005] S4 E15 N12 W7 S2 W7 S6 W1$ E1 N23 W7 N3 W5$ E5
S3 E7 S17 E7 N2 E7 S12 E24 N16 E10 N21$.

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	2,108.00	SF	4.00	4.00	100	2005	2005	3	84	7,083	

LAND DESCRIPTION

TOTAL OB/XF 7,083

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