LOT 10
IN OR 2038/1582
CEDAR HAVEN #1 PB 6/242

JACKSON BARBARA ANN
2772 LAKE DR
HILLIARD, FL 32046

2025

17-3N-24-022C-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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

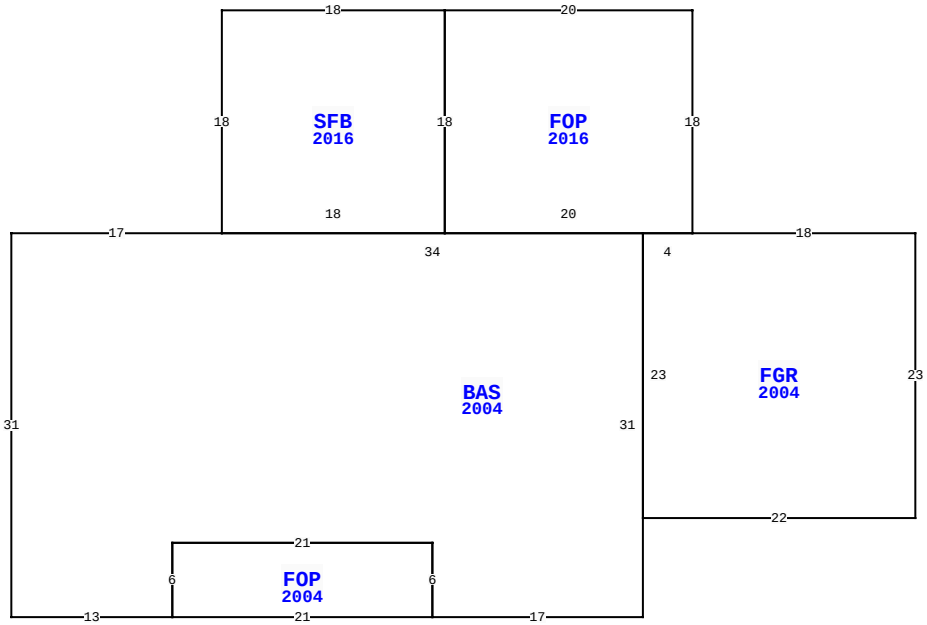
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,455	100	2004	1,455	153,740
FGR	506	55	2004	278	29,374
FOP	126	30	2004	38	4,015
FOP	360	30	2016	108	11,411
SFB	324	80	2016	259	27,367
TOTALS	2,771			2,138	225,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,138	124.3081	124.31	265,775	2004	2004	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1714 HX Base Yr 2017



2772 LAKE DR, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		225,909
TOTAL MARKET OB/XF VALUE		14,009
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		263,918
SOH/AGL Deduction		126,438
ASSESSED VALUE		137,480
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		36,758
TOTAL JUST VALUE		263,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160097	ADDITION	0	07/06/2016
20160038	XFOB	0	04/11/2016
1750	NEW CONSTR	72,830	03/23/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2038/1582	3/24/2016	SW	U	I	12	114,000
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: JACKSON BARBARA ANN						
2025/0382	1/25/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK N						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W18 FOP=[YR=2016] N18 W20 SFB=[YR=2016] W18 S18 BAS=[YR=2004] W17 S31 E13 FOP=[YR=2004] E21 N6 W21 S6$ N6 E21 S6 E17 N31 W34$ E18 N18 $ S18 E20$ W4 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	1,923.00	SF	4.00	4.00	100	2004	2004	3	83	6,384	
2	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	90	540	
3	0476	VF 6 SBPL	0	100	0	0	246.00	LF	32.00	32.00	100	2017	2017	3	90	7,085	

LAND DESCRIPTION

TOTAL OB/XF 14,009

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