LOT 12
CEDAR HAVEN #1 PB 6/242

HOLDEN DAVID R & MEGAN G
2720 LAKE DR
HILLIARD, FL 32046

2025

17-3N-24-022C-0012-0000

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	13	LVT/LAMNT 100
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

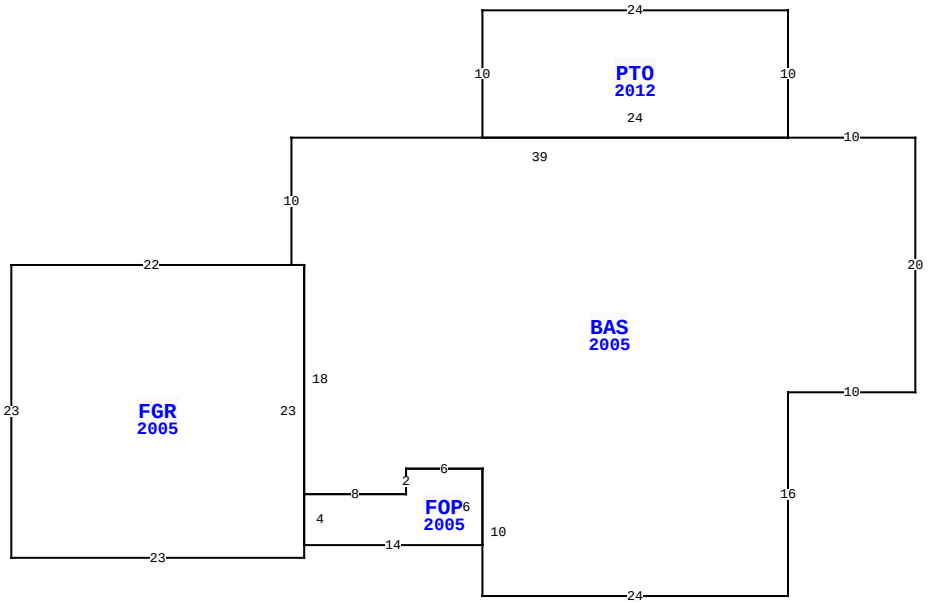
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,454	100	2005	1,454	176,193
FGR	529	55	2005	291	35,262
FOP	68	30	2005	20	2,424
PTO	240	5	2012	12	1,454
TOTALS	2,291			1,777	215,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,777	129.9500	129.95	230,921	2005	2015	0	0	0	6.75	93.25

1 SINGLE FAM – 100% - 2021 Heated Area: 1454 HX Base Yr 2021



2720 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		215,334
TOTAL MARKET OB/XF VALUE		6,471
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		245,805
SOH/AGL Deduction		69,534
ASSESSED VALUE		176,271
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,549
TOTAL JUST VALUE		245,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0031	NEW CONSTR	75,039	01/18/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2346/0950	3/09/2020	WD	Q	I	01	200,000
GRANTOR: KALLUSCH KATHERINE E						
GRANTEE: HOLDEN DAVID R & ME						
2102/1852	2/21/2017	SW	Q	I	02	161,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: KALLUSCH KATHERINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W10 W39 S10 E1 S18 E8 N2 E6 S10 E24 N16 E10 N20 $
FGR=[YR=2005;ORIG=-49,10] W22 S23 E23 N23 W1 $
PTO=[YR=2012;ORIG=-10,0] N10 W24 S10 E24 $
FOP=[YR=2005;ORIG=-48,32] E14 N6 W6 S2 W8 S4 $
.

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	1,926.00	SF	4.00	4.00	100	2005	2005	3	84	6,471	

LAND DESCRIPTION

TOTAL OB/XF 6,471

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 06/30/2020 BY TW Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS