LOT 3
CEDAR HAVEN #2 PB 6/380

RYDER SCOTT A & JOYCE M
27060 COUNTRY DR
HILLIARD, FL 32046

2025

17-3N-24-022D-0003-0000

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	03	. 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

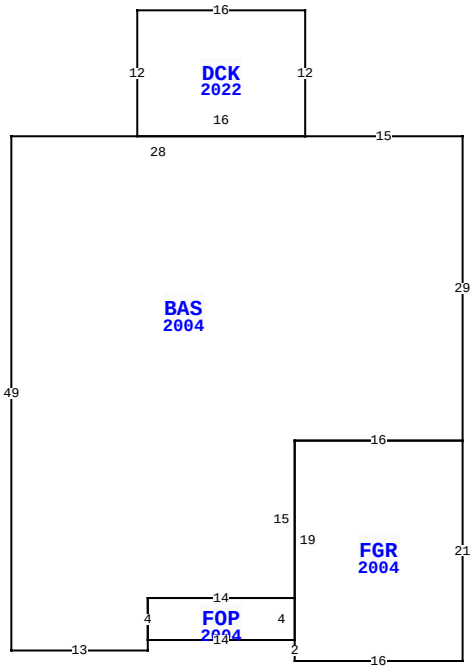
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,717	100	2004	1,717	176,666
DCK	192	10	2022	19	1,955
FGR	336	55	2004	185	19,035
FOP	56	30	2004	17	1,749
TOTALS	2,301			1,938	199,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,938	83.5940	110.34	213,839	2004	2015	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2023 Heated Area: 1717 HX Base Yr 2023



27060 COUNTRY 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		199,405
TOTAL MARKET OB/XF VALUE		15,372
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		238,777
SOH/AGL Deduction		2,775
ASSESSED VALUE		236,002
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,280
TOTAL JUST VALUE		238,777
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210042	CULVERT	0	03/10/2021
0010	NEW CONSTR	80,448	08/12/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2606/0246	12/05/2022	WD	Q	I	01	360,000
GRANTOR: JOHNS JENEPHER MECHAU						
GRANTEE: RYDER SCOTT A & JOY						
2141/1637	8/21/2017	QC	U	I	11	100
GRANTOR: JOHNS RICHARD A JR						
GRANTEE: JOHNS JENEPHER MECH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 DCK=[YR=2022] N12 W16 S12 E16$ W28 S49 E13 N1 FOP=[YR=2004] E14 FGR=[YR=2004] S2 E16 N21 W16 S19$ N4 W14 S4$ N4 E14 N15 E16 N29$.

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	0811	CONCRETE B	0	100	0	0	847.00	SF	5.20	5.20	100	2004	2004	3	83	3,656	
2	0351	CARPORT MT	0	100	35	24	840.00	SF	6.90	6.90	100	2021	2021	3	90	5,216	
3	0940	SHEDS/PORT	0	100	8	16	128.00	SF	30.00	30.00	100	2022	2022	3	93	3,571	
4	0751	UOP	0	100	4	16	64.00	SF	10.00	10.00	100	2022	2022	3	95	608	
5	0350	CARPORT WD	0	100	12	16	192.00	SF	13.00	13.00	100	2022	2022	3	93	2,321	

LAND DESCRIPTION

TOTAL OB/XF 15,372

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 04/29/2021 BY TWJH Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS