LOT 11
CEDAR HAVEN #2 PB 6/380

LOWTHER ASHLEIGH
27016 POND DRIVE
HILLIARD, FL 32046

2025

17-3N-24-022D-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

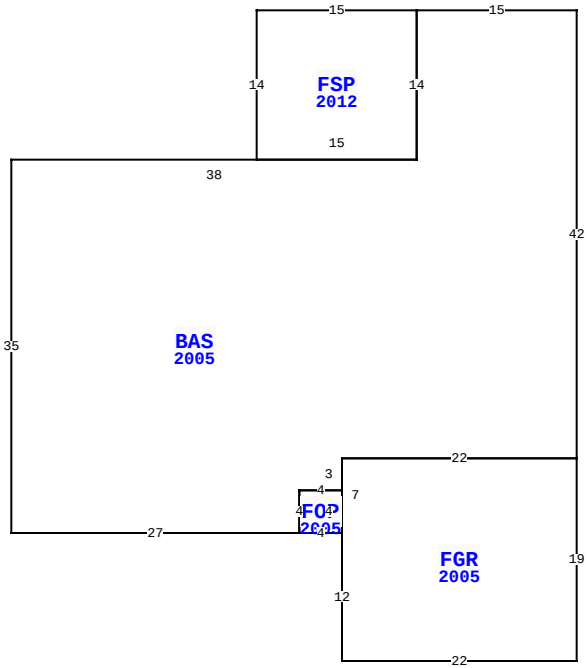
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,895	100	2005	1,895	210,969
FGR	418	55	2005	230	25,606
FOP	16	30	2005	5	557
FSP	210	40	2012	84	9,352
TOTALS	2,539			2,214	246,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,214	129.8304	129.83	287,444	2005	2005	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2006 Heated Area: 1895 HX Base Yr 2006



27016 POND 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		246,483
TOTAL MARKET OB/XF VALUE		4,119
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		274,602
SOH/AGL Deduction		131,808
ASSESSED VALUE		142,794
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,072
TOTAL JUST VALUE		274,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180139	ADDITION	0	06/22/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2732/231	6/28/2024	QC	U	I	11	100
GRANTOR: TAN ANDREW C						
GRANTEE: LOWTHER ASHLEIGH						
2034/0812	2/24/2016	QC	U	I	11	100
GRANTOR: JOHNSON JAMIE L						
GRANTEE: TAN ASHLEIGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 FSP=[YR=2012] W15 S14 E15 N14$ S14 W38 S35 E27 FOP=[YR=2005] E4 FGR=[YR=2005] S12 E22 N19 W22 S7$ N4 W4 S4$ N4 E4 N3 E22 N42$.

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	1,188.00	SF	4.00	4.00	100	2005	2005	3	84	3,992	
2	1127	BRICK 8"	0	100	0	0	24.00	SF	5.50	5.50	100	2005	2005	3	96	127	

LAND DESCRIPTION

TOTAL OB/XF 4,119

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