LOT 13
CEDAR HAVEN #2 PB 6/380

REED ASHLEY GRACE/MCCORMICK BRIAN CAMERON
27052 POND DR
HILLIARD, FL 32046

2025

17-3N-24-022D-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

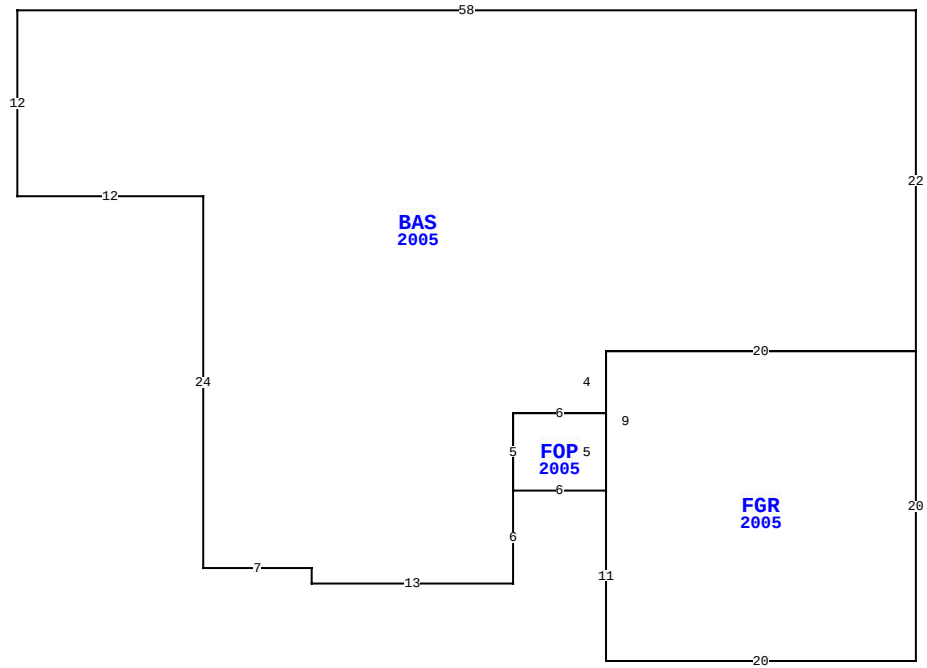
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,473	100	2005	1,473	176,858
FGR	400	55	2005	220	26,414
FOP	30	30	2005	9	1,081
TOTALS	1,903			1,702	204,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,702	131.2150	131.22	223,336	2005	2010	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1473 HX Base Yr 2023



27052 POND DR, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		204,352
TOTAL MARKET OB/XF VALUE		4,515
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		232,867
SOH/AGL Deduction		4,170
ASSESSED VALUE		228,697
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		177,975
TOTAL JUST VALUE		232,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200247	NEW ROOF	0	11/05/2020
20190142	SWIM POOL	0	05/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2573/0107	6/23/2022	WD	Q	I	01	310,000
GRANTOR: HOLDEN ETHAN T						
GRANTEE: REED ASHLEY GRACE &						
2503/1806	9/30/2021	QC	U	I	11	100
GRANTOR: HOLDEN ETHAN T & MEGA						
GRANTEE: HOLDEN ETHAN T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W58 S12 E12 S24 E7 S1 E13 N6 FOP=[YR=2005] E6
FGR=[YR=2005] S11 E20 N20 W20 S9$ N5 W6 S5$ N5 E6 N4 E20 N22$
.

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	1,113.00	SF	4.00	4.00	100	2005	2005	3	84	3,740	
2	1127	BRICK 8"	0	100	0	0	24.00	SF	5.50	5.50	100	2005	2005	3	96	127	
3	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2007	2007	3	27	648	

LAND DESCRIPTION

TOTAL OB/XF 4,515

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 01/07/2021 BY TWX Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS