LOT 14
IN OR 1359/286
CEDAR HAVEN #2 PB 6/380

PYLES GREGORY
464 AZALEA DR
MACCLENNY, FL 32068-5581

**2025**

**17-3N-24-022D-0014-0000**

## 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 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

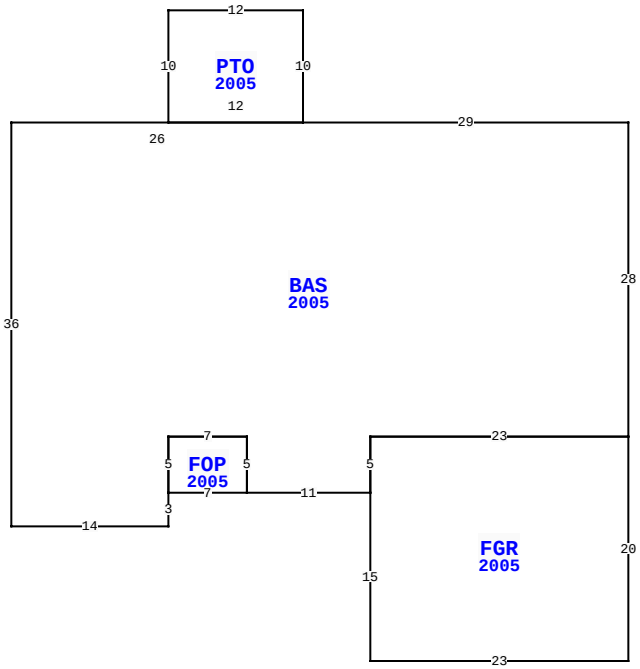
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,707 | 100 | 2005 | 1,707 | 191,195 |
| FGR | 460 | 55 | 2005 | 253 | 28,338 |
| FOP | 35 | 30 | 2005 | 10 | 1,120 |
| PTO | 120 | 5 | 2005 | 6 | 672 |
| TOTALS | 2,322 | | | 1,976 | 221,325 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,976 | 130.6193 | 130.62 | 258,105 | 2005 | 2005 | 0 | 0 | 0 | 14.25 | 85.75 |

1 SINGLE FAM – 0% - 0 Heated Area: 1707 HX Base Yr




27070 POND DR, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 221,325 |
| TOTAL MARKET OB/XF VALUE | 5,755 |
| TOTAL LAND VALUE - MARKET | 24,000 |
| TOTAL MARKET VALUE | 251,080 |
| SOH/AGL Deduction | 12,554 |
| ASSESSED VALUE | 238,526 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 238,526 |
| TOTAL JUST VALUE | 251,080 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 241,989 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1359/0286 | 10/17/2005 | WD | Q | I | | 187,000 |

GRANTOR: L & B LANDS INC
GRANTEE: PYLES GEORGE

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W29 PTO=[YR=2005] N10 W12 S10 E12$ W26 S36 E14 N3 FOP=[YR=2005] E7 N5 W7 S5$ N5 E7 S5 E11 FGR=[YR=2005] S15 E23 N20 W23 S5 $ N5 E23 N28$.

## 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 | 0 | 0 | 0 | 1,675.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 84 | 5,628 | |
| 2 | 1127 | BRICK 8" | 0 | 0 | 8 | 3 | 24.00 | SF | 5.50 | 5.50 | 100 | 2005 | 2005 | 3 | 96 | 127 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,755

| 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 | 0 | 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