LOT 15
CEDAR HAVEN #2 PB 6/380

L & B LANDS INC
551876 U.S. HWY 1 STE 114
HILLIARD, FL 32046

2025

17-3N-24-022D-0015-0000

BUILDING CHARACTERISTICS

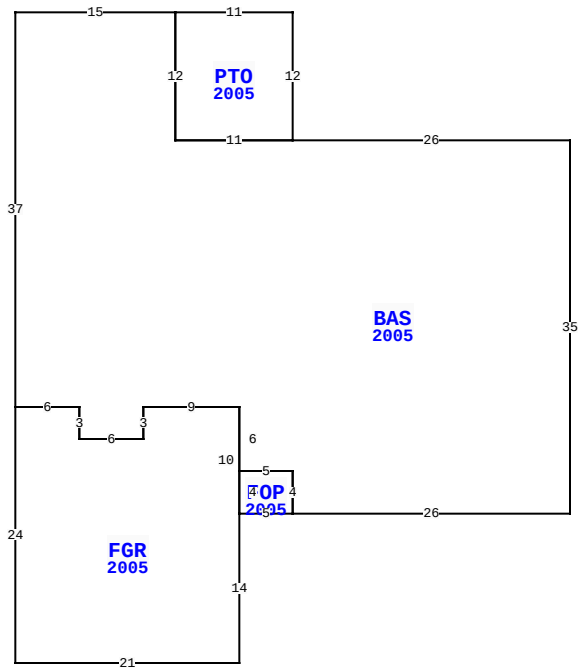
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,788	100	2005	1,788	209,774
FGR	486	55	2005	267	31,325
FOP	20	30	2005	6	704
PTO	132	5	2005	7	821
TOTALS	2,426			2,068	242,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,068	136.8178	136.82	282,944	2005	2005	0	0	0	14.25	85.75

1 SINGLE FAM – 0% - 0 Heated Area: 1788 HX Base Yr



27098 POND 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	242,624
TOTAL MARKET OB/XF VALUE	4,112
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	270,736
SOH/AGL Deduction	14,349
ASSESSED VALUE	256,387
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,387
TOTAL JUST VALUE	270,736
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0502260	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W26 PTO=[YR=2005] N12 W11 S12 E11$ W11 N12 W15 S37 FGR=[YR=2005] S24 E21 N14 FOP=[YR=2005] E5 N4 W5 S4$ N10 W9 S3 W6 N3 W6$ E6 S3 E6 N3 E9 S6 E5 S4 E26 N35$.

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	1,186.00	SF	4.00	4.00	100	2005	2005	3	84	3,985	
2	1127	BRICK 8"	0	0	0	0	24.00	SF	5.50	5.50	100	2005	2005	3	96	127	

LAND DESCRIPTION

TOTAL OB/XF 4,112

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