LOT 16
IN OR 2193/1627
CEDAR HAVEN #2 PB 6/380

LOUGHLIN PATRICK R & ALLISON B
27116 POND DRIVE
HILLIARD, FL 32046

2025

17-3N-24-022D-0016-0000

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	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
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

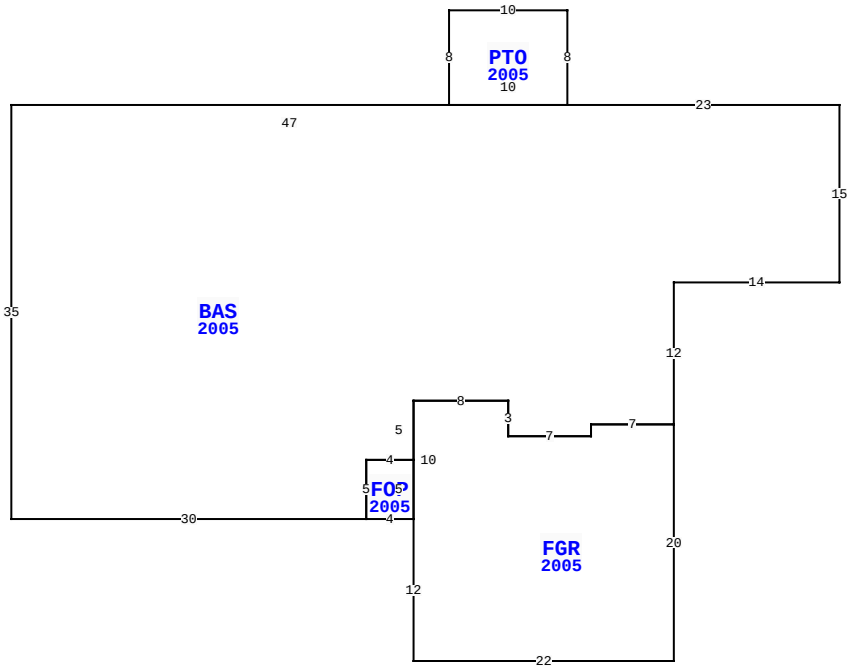
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,965	100	2005	1,965	226,361
FGR	449	55	2005	247	28,454
FOP	20	30	2005	6	691
PTO	80	5	2005	4	460
TOTALS	2,514			2,222	255,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,222	134.3384	134.34	298,503	2005	2005	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2021 Heated Area: 1965 HX Base Yr



27116 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		255,966
TOTAL MARKET OB/XF VALUE		5,822
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		285,788
SOH/AGL Deduction		4,845
ASSESSED VALUE		280,943
TOTAL EXEMPTION VALUE	13	280,943
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		285,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0306	MECH OTHER	0	03/15/2005
0307	ELEC OTHER	0	03/15/2005
0308	ELEC OTHER	0	03/15/2005
0309	NEW CONSTR	0	03/15/2005
0310	OTHER	0	03/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2193/1627	4/16/2018	WD	Q	I	01	205,000
GRANTOR: NELSON WILLIAM B & CH						
GRANTEE: LOUGHLIN PATRICK R						
1649/1806	11/13/2009	WD	U	I	12	174,000
GRANTOR: WILDES TRACY L & SUSA						
GRANTEE: NELSON WILLIAM BRIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W23 PTO=[YR=2005] N8 W10 S8 E10$ W47 S35 E30
FOP=[YR=2005] E4 FGR=[YR=2005] S12 E22 N20 W7 S1 W7 N3 W8
S10$ N5 W4 S5$ N5 E4 N5 E8 S3 E7 N1 E7 N12 E14 N15$.

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	1,695.00	SF	4.00	4.00	100	2005	2005	3	84	5,695	
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 5,822

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