LOT 18
CEDAR HAVEN #2 PB 6/380

SADLER MICHAEL W/WINKLE CYNTHIA J
27097 POND DRIVE
HILLIARD, FL 32046

2025

17-3N-24-022D-0018-0000

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 70
Interior Floo	11	CLAY TILE 30
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

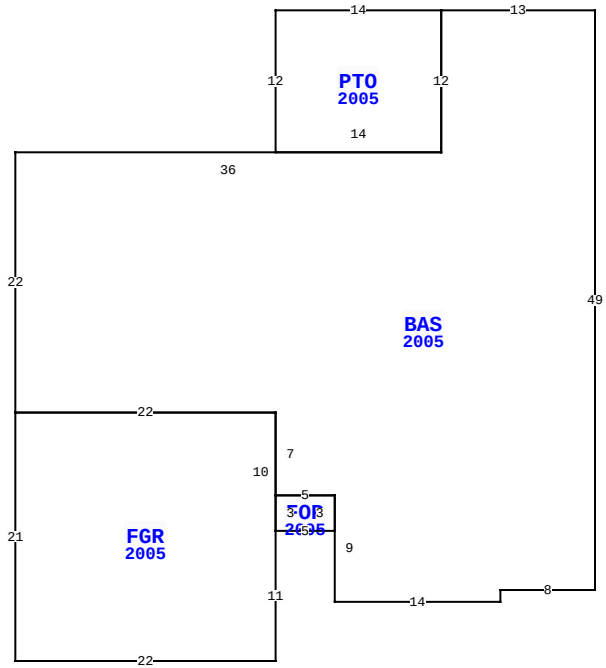
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,613	100	2005	1,613	186,936
FGR	462	55	2005	254	29,437
FOP	15	30	2005	4	464
PTO	168	5	2005	8	927
TOTALS	2,258			1,879	217,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,879	129.4923	129.49	243,312	2005	2010	0	0	0	10.50	89.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1613 HX Base Yr 2006



27097 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		217,764
TOTAL MARKET OB/XF VALUE		7,807
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		249,571
SOH/AGL Deduction		123,148
ASSESSED VALUE		126,423
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,701
TOTAL JUST VALUE		249,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200223	NEW ROOF	0	10/01/2020
20160138	CARPORT	0	09/28/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2761/1805	1/15/2025	QC	U	I	11	100
GRANTOR: SADLER MICHAEL W						
GRANTEE: SADLER MICHAEL W						
1351/1944	9/22/2005	WD	Q	I		159,900
GRANTOR: L & B LANDS INC						
GRANTEE: SADLER MICHAEL W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 PTO=[YR=2005] W14 S12 E14 N12$ S12 W36 S22 FGR=[YR=2005] S21 E22 N11 FOP=[YR=2005] E5 N3 W5 S3$ N10 W22$ E22 S7 E5 S9 E14 N1 E8 N49$.

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	1,580.00	SF	4.00	4.00	100	2005	2005	3	84	5,309	
2	1127	BRICK 8"	0	100	8	3	24.00	SF	5.50	5.50	100	2005	2005	3	96	127	
3	0810	CONCRETE A	0	100	32	12	384.00	SF	6.50	6.50	100	2016	2016	3	95	2,371	

LAND DESCRIPTION

TOTAL OB/XF 7,807

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