LOT 19
IN OR 2178/1193
CEDAR HAVEN #2 PB 6/380

POTTHAST STEPHEN
27077 POND DR
HILLIARD, FL 32046

2025

17-3N-24-022D-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

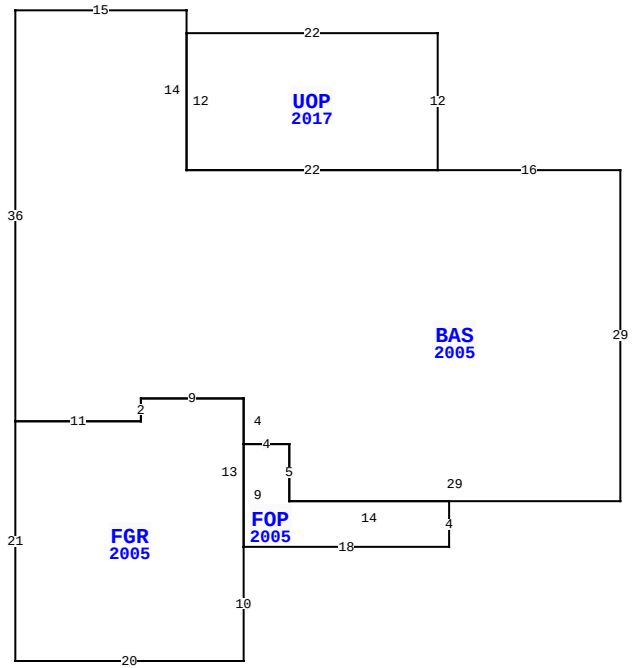
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,569	100	2005	1,569	171,269
FGR	438	55	2005	241	26,307
FOP	92	30	2005	28	3,057
UOP	264	20	2017	53	5,786
TOTALS	2,363			1,891	206,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,891	126.5621	126.56	239,325	2005	2005	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 2019 Heated Area: 1569 HX Base Yr 2019



27077 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		206,418
TOTAL MARKET OB/XF VALUE		749
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		231,167
SOH/AGL Deduction		107,976
ASSESSED VALUE		123,191
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,469
TOTAL JUST VALUE		231,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2178/1193	2/15/2018	WD	Q	I	02	185,000
GRANTOR: ALLEN WILLIAM F JR &						
GRANTEE: POTTHAST STEPEHN &						
1892/0930	12/06/2013	WD	Q	I	01	118,000
GRANTOR: MOODY DIANE G						
GRANTEE: ALLEN WILLIAM F JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 UOP=[YR=2017] N12 W22 S12 E22$ W22 N14 W15 S36 FGR=[YR=2005] S21E20 N10 FOP=[YR=2005] E18 N4 W14 N5 W4 S9$ N13 W9 S2 W11 $ E11 N2 E9 S4 E4 S5 E29 N29$.

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	0810	CONCRETE A	0	100	0	0	111.00	SF	6.50	6.50	100	2005	2005	3	84	606	
2	1127	BRICK 8"	0	100	0	0	27.00	SF	5.50	5.50	100	2005	2005	3	96	143	

LAND DESCRIPTION

TOTAL OB/XF 749

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