LOT 20
IN OR 2057/1713
CEDAR HAVEN #2 PB 6/380

CLINEMAN ROBERT GEORGE & LINDA LOU
27055 POND DRIVE
HILLIARD, FL 32046

2025

17-3N-24-022D-0020-0000

BUILDING CHARACTERISTICS

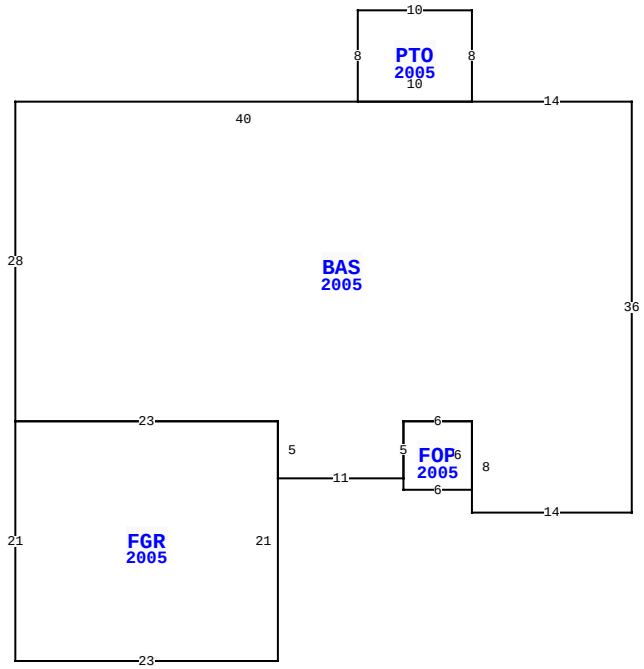
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,679	100	2005	1,679	183,193
FGR	483	55	2005	266	29,023
FOP	36	30	2005	11	1,201
PTO	80	5	2005	4	436
TOTALS	2,278			1,960	213,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,960	127.2383	127.24	249,390	2005	2005	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2018 Heated Area: 1679 HX Base Yr 2018



27055 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		213,852
TOTAL MARKET OB/XF VALUE		6,178
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		244,030
SOH/AGL Deduction		99,011
ASSESSED VALUE		145,019
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,297
TOTAL JUST VALUE		244,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2057/1713	7/07/2016	QC	U	I	11	104,500
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: CLINEMAN ROBERT GEO						
2033/1291	3/14/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 PTO=[YR=2005] N8 W10 S8 E10$ W40 S28 FGR=[YR=2005] S21 E23 N21 W23$ E23 S5 E11 FOP=[YR=2005] S1 E6 N6 W6 S5$ N5 E6 S8 E14 N36$.

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	1,796.00	SF	4.00	4.00	100	2005	2005	3	84	6,035	
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 6,178

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 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS