LOT 21
IN OR 2186/613
CEDAR HAVEN #2 PB 6/380

THOMPSON TERRY L & LINDA T
27037 POND DRIVE
HILLIARD, FL 32046

2025

17-3N-24-022D-0021-0000

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	11	CLAY TILE 100
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

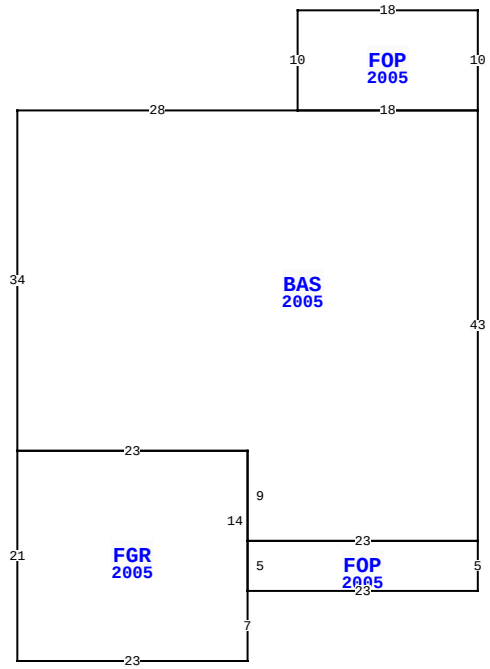
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,771	100	2005	1,771	208,797
FGR	483	55	2005	266	31,360
FOP	115	30	2005	34	4,009
FOP	180	30	2005	54	6,366
TOTALS	2,549			2,125	250,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,125	137.4940	137.49	292,166	2005	2005	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2019 Heated Area: 1771 HX Base Yr 2019



27037 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		250,532
TOTAL MARKET OB/XF VALUE		13,264
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		287,796
SOH/AGL Deduction		92,041
ASSESSED VALUE		195,755
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,033
TOTAL JUST VALUE		287,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2186/0613	3/27/2018	QC	U	I	11	100
GRANTOR: THOMPSON TERRY L & LI						
GRANTEE: THOMPSON TERRY L &						
2179/0306	2/21/2018	QC	U	I	11	100
GRANTOR: COOPER FAMILY REVOCAB						
GRANTEE: THOMPSON TERRY L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W18 S10 BAS=[YR=2005] W28 S34 FGR=[YR=2005] S21 E23 N7 FOP=[YR=2005] E23 N5 W23 S5$ N14 W23 $ E23 S9 E23 N43 W18$ E18 N10$.

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	1,713.00	SF	4.00	4.00	100	2005	2005	3	84	5,756	
2	1127	BRICK 8"	0	100	0	0	27.00	SF	5.50	5.50	100	2005	2005	3	96	143	
3	0476	VF 6 SBPL	0	100	0	0	224.00	LF	32.00	32.00	100	2017	2017	3	90	6,451	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	90	540	
5	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2017	2017	3	96	374	

LAND DESCRIPTION

TOTAL OB/XF 13,264

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