LOT 22
IN OR 2169/1527
CEDAR HAVEN #2 PB 6/380

SANDERS SUSAN E
27019 POND DR
HILLIARD, FL 32046

**2025**

**17-3N-24-022D-0022-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 60 |
| Exterior Wall | 20 | FACE BRICK 40 |
| 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 |

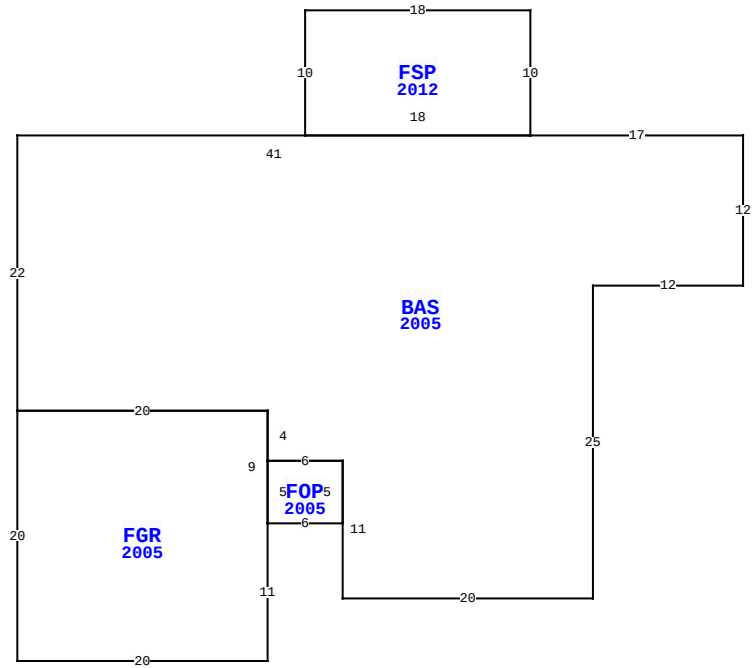
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6003.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,480 | 100 | 2005 | 1,480 | 173,855 |
| FGR | 400 | 55 | 2005 | 220 | 25,843 |
| FOP | 30 | 30 | 2005 | 9 | 1,057 |
| FSP | 180 | 40 | 2012 | 72 | 8,458 |
| TOTALS | 2,090 | | | 1,781 | 209,213 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,781 | 132.3650 | 132.36 | 235,733 | 2005 | 2005 | 0 | 0 | 0 | 11.25 | 88.75 |

1 SINGLE FAM – 100% - 2018 Heated Area: 1480 HX Base Yr 2018




27019 POND DR, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 209,213 |
| TOTAL MARKET OB/XF VALUE | | 3,541 |
| TOTAL LAND VALUE - MARKET | | 24,000 |
| TOTAL MARKET VALUE | | 236,754 |
| SOH/AGL Deduction | | 75,655 |
| ASSESSED VALUE | | 161,099 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 110,377 |
| TOTAL JUST VALUE | | 236,754 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 228,067 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2169/1527 | 1/03/2018 | FJ | U | I | 11 | 100 |
| GRANTOR: SANDERS VERA EVANS ES | | | | | | |
| GRANTEE: SANDERS SUSAN E & S | | | | | | |
| 2166/1558 | 12/22/2017 | QC | U | I | 11 | 100 |
| GRANTOR: PARKER SHARON L | | | | | | |
| GRANTEE: SANDERS SUSAN E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W17 FSP=[YR=2012] N10 W18 S10 E18$ W41 S22
FGR=[YR=2005] S20 E20 N11 FOP=[YR=2005] E6 N5 W6 S5$ N9 W20$
E20 S4 E6 S11 E20 N25 E12 N12$ .

## 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 | 1,016.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 84 | 3,414 | |
| 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 3,541

| 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