PT GOVT LOT 1 OF SEC 36-4N-23E
IN OR 2070/1006
UTIL ESMT IN OR 2571-1597

POTOCHNIK DAVID J & VICKIE I
751 BARROWS DAIRY RD
PORT ORANGE, FL 32127

2025

36-4N-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

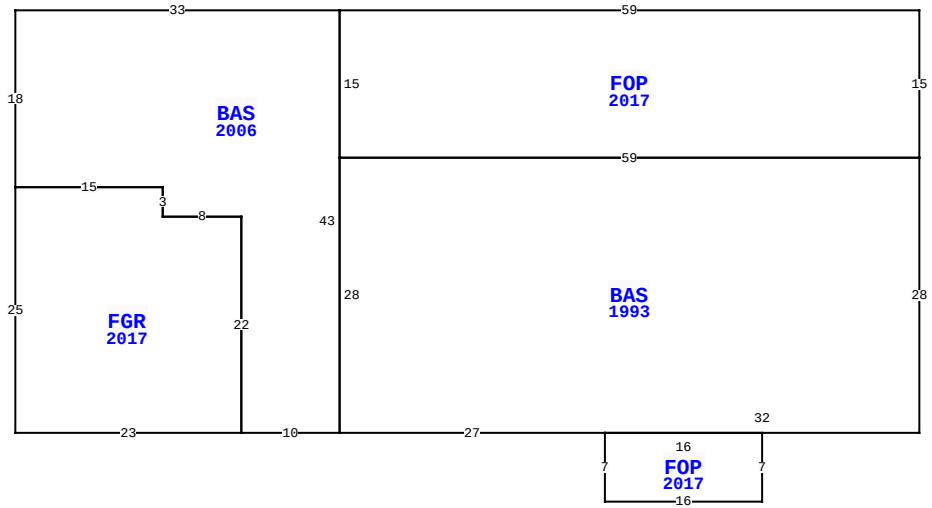
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	04	C ABOVE GD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100	1993	1,652	185,421
BAS	868	100	2006	868	97,424
FGR	551	55	2017	303	34,009
FOP	112	30	2017	34	3,816
FOP	885	30	2017	266	29,856
TOTALS	4,068			3,123	350,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,123	140.3000	140.30	438,157	1980	1999	0	0	0	20.00	80.00

1 SINGLE FAM – 0% - 0 Heated Area: 2520 HX Base Yr



27071 ROBS LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	391,189
TOTAL MARKET OB/XF VALUE	26,096
TOTAL LAND VALUE - MARKET	198,510
TOTAL MARKET VALUE	615,795
SOH/AGL Deduction	301,151
ASSESSED VALUE	314,644
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,644
TOTAL JUST VALUE	615,795
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	594,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003774	GARAGE	73,185	03/29/2021
17001486	REMODEL	60,000	02/23/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2070/1006	9/08/2016	QC	U	I	11	100
GRANTOR: POTOCHNIK JOHN B						
GRANTEE: POTOCHNIK DAVID J &						
0996/0880	7/09/2001	CT	U	I	14	99,600
GRANTOR: CLERK OF COURT						
GRANTEE: POTOCHNIK JOHN B						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W59 BAS=[YR=2006] W33 S18 FGR=[YR=2017] S25 E23 N22 W8 N3 W15$ E15 S3 E8 S22 E10 BAS=[YR=1993] E27 FOP=[YR=2017] S7 E16 N7 W16$ E32 N28 W59 S28$ N43$ S15 E59 N15$.

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	0681	POLE SHED	0	0	30	40	1,200.00	SF	15.00	15.00	100	1970	1970	3	20	3,600	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	
3	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	74	3,700	
4	0351	CARPORT MT	0	0	36	46	1,656.00	SF	10.00	10.00	100	2024	2022		93	15,401	

LAND DESCRIPTION

TOTAL OB/XF 26,096

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	0	0007	OR	0.00	0.00	10.18	AC		1.00	1.00	1.00	19,500.00	19,500.00	198,510							

REVIEW DATE 02/27/2024 BY WWA Total Acres: 10.18 Total Land Value: 198,510 Market: 0 Agricultural: 0 Common: 198,510 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

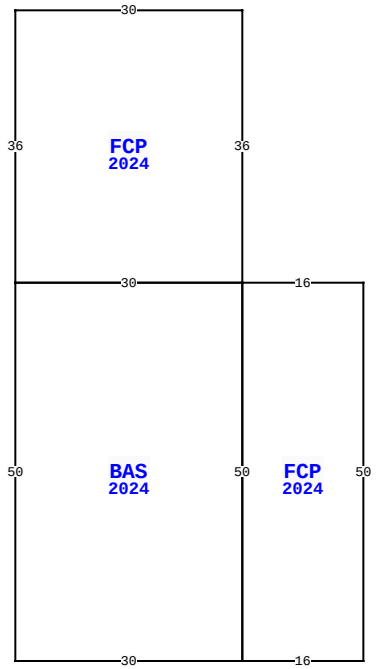
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2024	1,500	30,962
FCP	800	25	2024	200	4,128
FCP	1,080	25	2024	270	5,574
TOTALS	3,380			1,970	40,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,970	56.3500	20.85	41,074	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 0% - 2024 Heated Area: 1500 HX Base Yr



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0996/0880	7/09/2001	CT	U	I	14	99,600
GRANTOR: CLERK OF COURT						
GRANTEE: POTOCHNIK JOHN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S50 W30 N50 $
FCP=[YR=2024;ORIG=50,-26] E30 S36 W30 N36 $
FCP=[YR=2024;ORIG=80,10] E16 S50 W16 N50 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/27/2024 BY WWA Total Acres: 10.18 Total Land Value: 198,510 Market: 0 Agricultural: 0 Common: 198,510 PRINTED 07/30/2025 BY SYS