LOT 1
CEDAR HAVEN #1 PB 6/242

CURTIN JENNIFER/MANN JASON ET AL
2719 LAKE DR
HILLIARD, FL 32046

2026

17-3N-24-022C-0001-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	14	CARPET 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	05	Quality Level 05

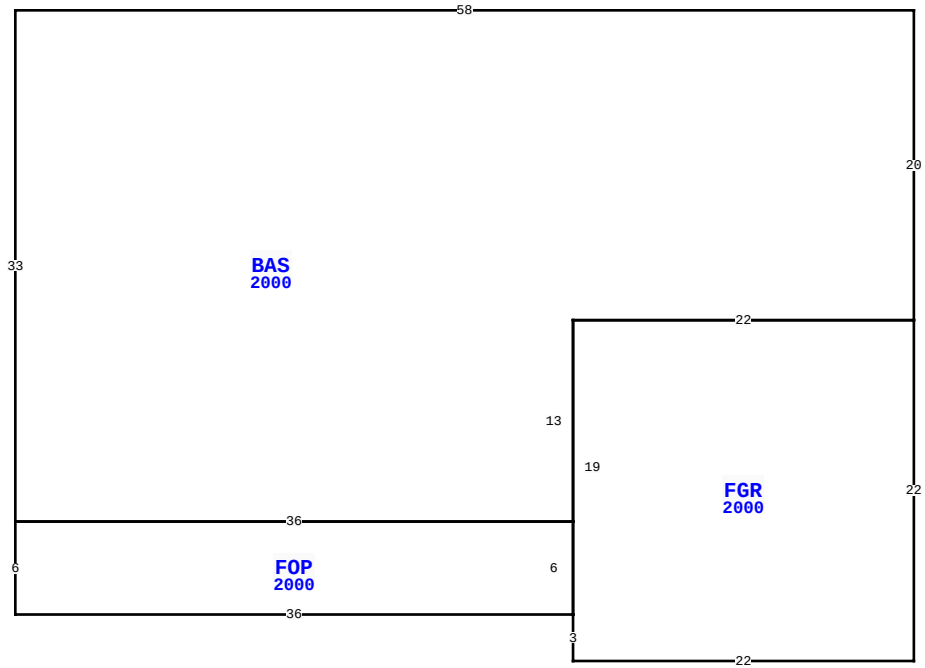
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,628	100	2000	1,628	176,825
FGR	484	55	2000	266	28,892
FOP	216	30	2000	65	7,060
TOTALS	2,328			1,959	212,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,959	127.3118	133.68	261,879	2000	2000	0	0	0	18.75	81.25

1 SINGLE FAM 0% - 2026 Heated Area: 1628 HX Base Yr



2719 LAKE DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	212,777
TOTAL MARKET OB/XF VALUE	2,835
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	243,612
SOH/AGL Deduction	0
ASSESSED VALUE	243,612
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	243,612
TOTAL JUST VALUE	243,612
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190100	REPAIR/RRF	0	04/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2793/1409	6/05/2025	SW	U	I	11	100
GRANTOR: CHANDLER WILLIAM R						
GRANTEE: CURTIN JENNIFER						
2689/722	1/12/2024	SW	Q	I	01	300,000
GRANTOR: 2719 LAKE LAND TRUST						
GRANTEE: CHANDLER WILLIAM R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W58 S33 FOP=[YR=2000] S6 E36 FGR=[YR=2000] S3 E22 N22 W22 S19$ N6 W36$ E36 N13 E22 N20$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 07/09/2026 BY SYS