LOT 3
IN OR 1129/1071
CEDAR HAVEN #1 PB 6/242

PHILLIPS RUSSELL
P O BOX 545
HILLIARD, FL 32046

2026

17-3N-24-022C-0003-0000

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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

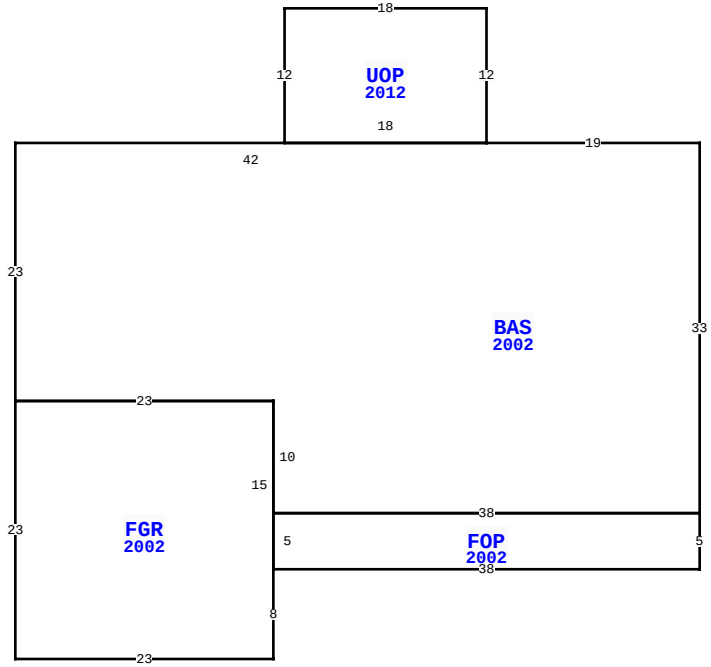
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,783	100	2002	1,783	186,377
FGR	529	55	2002	291	30,418
FOP	190	30	2002	57	5,958
UOP	216	20	2012	43	4,495
TOTALS	2,718			2,174	227,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,174	120.3048	126.32	274,620	2002	2002	0	0	0	17.25	82.75

1 SINGLE FAM 100% - 2004 Heated Area: 1783 HX Base Yr 2004



2767 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		227,248
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		255,248
SOH/AGL Deduction		115,328
ASSESSED VALUE		139,920
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		88,509
TOTAL JUST VALUE		255,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1129/1071	4/14/2003	WD	Q	I		142,000

GRANTOR: JONES URSULA
GRANTEE: PHILLIPS RUSSELL &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W19 UOP=[YR=2012] N12 W18 S12 E18$ W42 S23
FGR=[YR=2002] S23 E23 N8 FOP=[YR=2002] E38 N5 W38 S5$ N15
W23$ E23 S10 E38 N33$.

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
1	000100	C	RES	100	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