LOT 12
CEDAR HAVEN #1 PB 6/242

HOLDEN DAVID R & MEGAN G
2720 LAKE DR
HILLIARD, FL 32046

2026

17-3N-24-022C-0012-0000

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	13	LVT/LAMNT 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	05	Quality Level 05

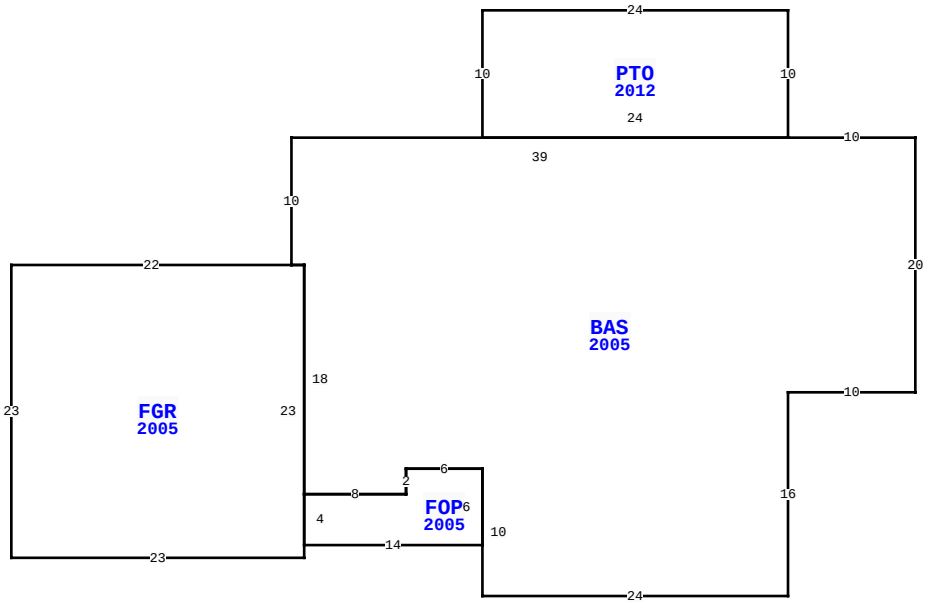
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,454	100	2005	1,454	161,310
FGR	529	55	2005	291	32,284
FOP	68	30	2005	20	2,219
PTO	240	5	2012	12	1,331
TOTALS	2,291			1,777	197,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,777	124.3000	130.52	231,934	2005	2005	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2021 Heated Area: 1454 HX Base Yr 2021



2720 LAKE DR, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		197,144
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		225,144
SOH/AGL Deduction		44,114
ASSESSED VALUE		181,030
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		129,619
TOTAL JUST VALUE		225,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0031	NEW CONSTR	75,039	01/18/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2346/0950	3/09/2020	WD	Q	I	01	200,000
GRANTOR: KALLUSCH KATHERINE E						
GRANTEE: HOLDEN DAVID R & ME						
2102/1852	2/21/2017	SW	Q	I	02	161,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: KALLUSCH KATHERINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W10 W39 S10 E1 S18 E8 N2 E6 S10 E24 N16 E10 N20 $
FGR=[YR=2005;ORIG=-49,10] W22 S23 E23 N23 W1 $
PTO=[YR=2012;ORIG=-10,0] N10 W24 S10 E24 $
FOP=[YR=2005;ORIG=-48,32] E14 N6 W6 S2 W8 S4 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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