LOT 2
IN OR 2189/1050
CEDAR HAVEN #2 PB 6/380

BROWN LOGAN L & EMILY M
27044 COUNTRY DRIVE
HILLIARD, FL 32046

2026

17-3N-24-022D-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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

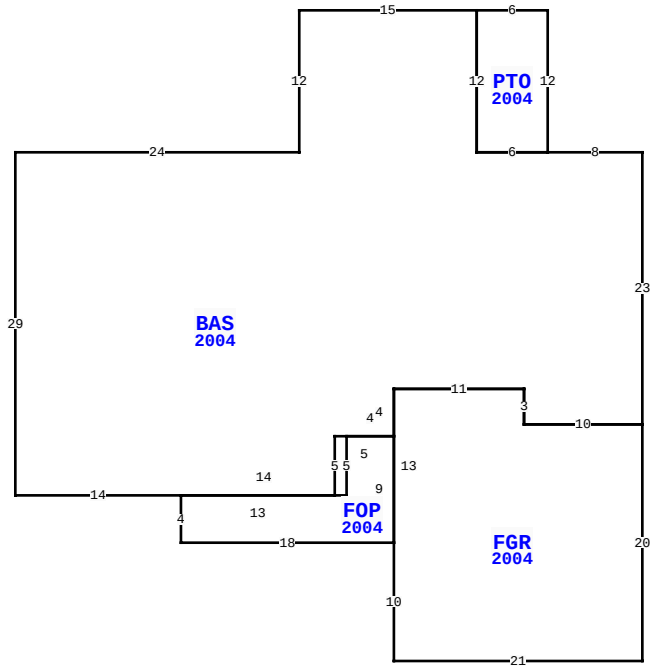
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,538	100	2004	1,538	169,564
FGR	453	55	2004	249	27,452
FOP	97	30	2004	29	3,197
PTO	72	5	2004	4	441
TOTALS	2,160			1,820	200,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,820	124.6300	130.86	238,165	2004	2004	0	0	0	15.75	84.25

1 SINGLE FAM 0% - 0 Heated Area: 1538 HX Base Yr



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

27044 COUNTRY DR, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	215,292
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	243,292
SOH/AGL Deduction	0
ASSESSED VALUE	243,292
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	243,292
TOTAL JUST VALUE	243,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0008	TEMP POLE	0	08/12/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2189/1050	4/10/2018	WD	Q	I	01	192,000
GRANTOR: BAILEY MARSHALL G & T						
GRANTEE: BROWN LOGAN L & EMI						
1378/0388	1/03/2006	WD	U	I	21	149,000
GRANTOR: HENDERSON ADAM M & ST						
GRANTEE: BAILEY MRSHALL G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W8 PTO=[YR=2004] N12 W6 S12 E6$ W6 N12 W15 S12 W24 S29 E14 FOP=[YR=2004] S4 E18 FGR=[YR=2004] S10 E21 N20 W10 N3 W11 S13$ N9 W5 S5 W13$ E14 N5 E4 N4 E11 S3 E10 N23$.

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	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

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

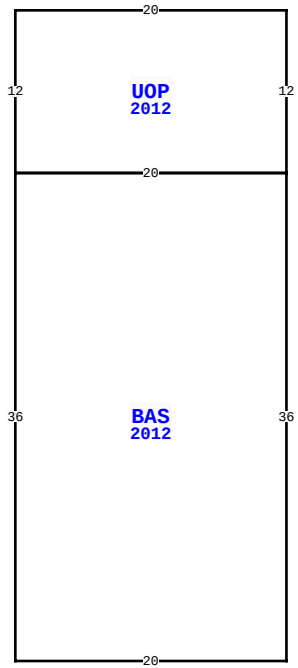
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2012	720	13,723
UOP	240	20	2012	48	915
TOTALS	960			768	14,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	768	58.1900	22.69	17,426	2012	2012	0	0	0	16.00	84.00

2 GARAGE RES 0% - 0 Heated Area: 720 HX Base Yr



27044 COUNTRY DR, HILLIARD

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ASSESSED VALUE	243,292
TOTAL EXEMPTION VALUE	0
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TOTAL JUST VALUE	243,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: HENDERSON ADAM M & ST						
GRANTEE: BAILEY MRSHALL G &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2012] W20 S12 BAS=[YR=2012] S36 E20 N36 W20$ E20 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

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 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