LOT 4
IN OR 1270/803
CEDAR HAVEN #2 PB 6/380

VENNARD BRADLEY F & KARI L
27084 COUNTRY DRIVE
HILLIARD, FL 32046

2026

17-3N-24-022D-0004-0000

BUILDING CHARACTERISTICS

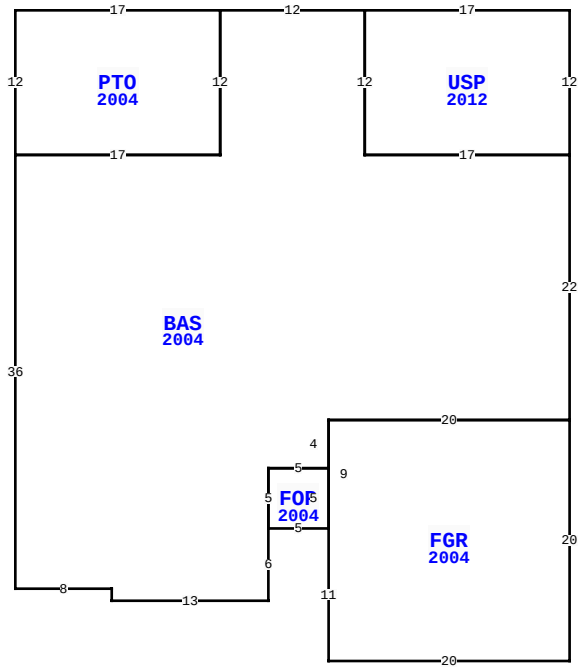
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,483	100	2004	1,483	171,434
FGR	400	55	2004	220	25,432
FOP	25	30	2004	8	925
PTO	204	5	2004	10	1,156
USP	204	30	2012	61	7,051
TOTALS	2,316			1,782	205,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,782	124.1900	130.40	232,373	2004	2004	0	0	0	11.35	88.65

1 SINGLE FAM 100% - 2005 Heated Area: 1483 HX Base Yr 2005



27084 COUNTRY 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		205,999
TOTAL MARKET OB/XF VALUE		10,920
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		244,919
SOH/AGL Deduction		112,295
ASSESSED VALUE		132,624
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		81,213
TOTAL JUST VALUE		244,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1843	NEW CONSTR	72,676	08/10/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1270/0803	11/01/2004	WD	Q	I		135,400

GRANTOR: L & B LANDS INC

GRANTEE: VENNARD BRADLEY & K

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2012] W17 BAS=[YR=2004] W12 PTO=[YR=2004] W17 S12 E17 N12$ S12 W17 S36 E8 S1 E13 N6 FOP=[YR=2004] E5 FGR=[YR=2004] S11 E20 N20 W20 S9$ N5W5 S5$ N5 E5 N4 E20 N22 W17 N12$ S12 E17 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
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2017	2017	3	78	10,920	

LAND DESCRIPTION

TOTAL OB/XF 10,920

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