LOT 5
IN OR 1292/1858
CEDAR HAVEN #2 PB 6/380

CUBBEDGE BRUCE D & ANGELIA J
27102 COUNTRY DRIVE
HILLIARD, FL 32046

2026

17-3N-24-022D-0005-0000

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 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

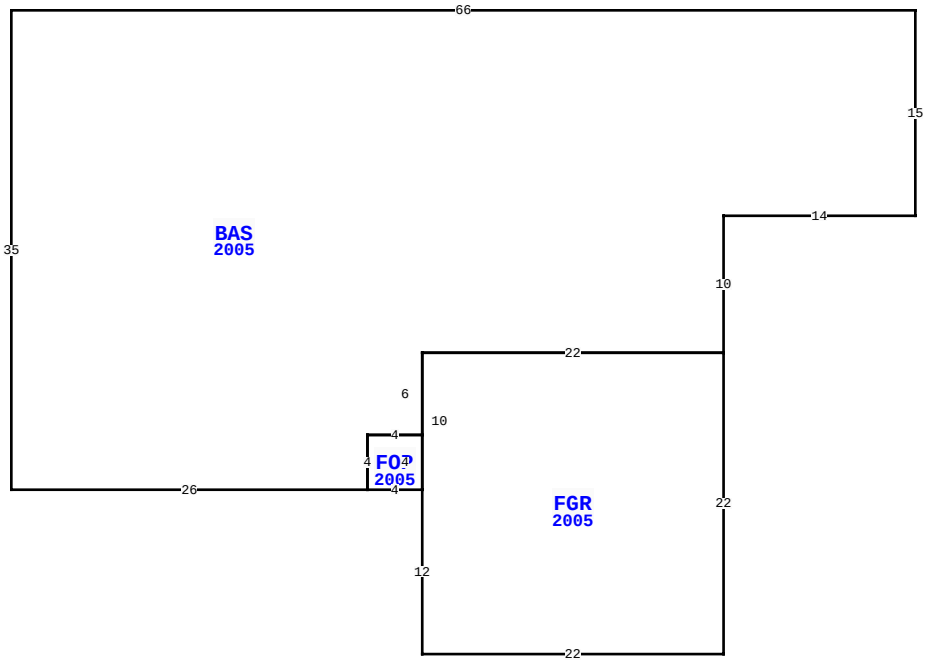
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,794	100	2005	1,794	196,072
FGR	484	55	2005	266	29,072
FOP	16	30	2005	5	547
TOTALS	2,294			2,065	225,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,065	122.4608	128.58	265,518	2005	2005	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2006 Heated Area: 1794 HX Base Yr 2006



27102 COUNTRY 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		225,690
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		253,690
SOH/AGL Deduction		115,092
ASSESSED VALUE		138,598
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,187
TOTAL JUST VALUE		253,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210240	CARPORT	0	11/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1292/1858	2/04/2005	WD	Q	I		157,700

GRANTOR: L & B LANDS INC
GRANTEE: CUBBEDGE BRUCE D &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W66 S35 E26 FOP=[YR=2005] E4 FGR=[YR=2005] S12 E22 N22 W22 S10$ N4 W4 S4$ N4 E4 N6 E22 N10 E14 N15$.

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