LOT 6
IN OR 1872/525
CEDAR HAVEN #2 PB 6/380

ALLEN BRANDEN P & SAMANTHA
27101 COUNTRY DR
HILLIARD, FL 32046

2026

17-3N-24-022D-0006-0000

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 60
Interior Floo	12	HARDWOOD 40
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

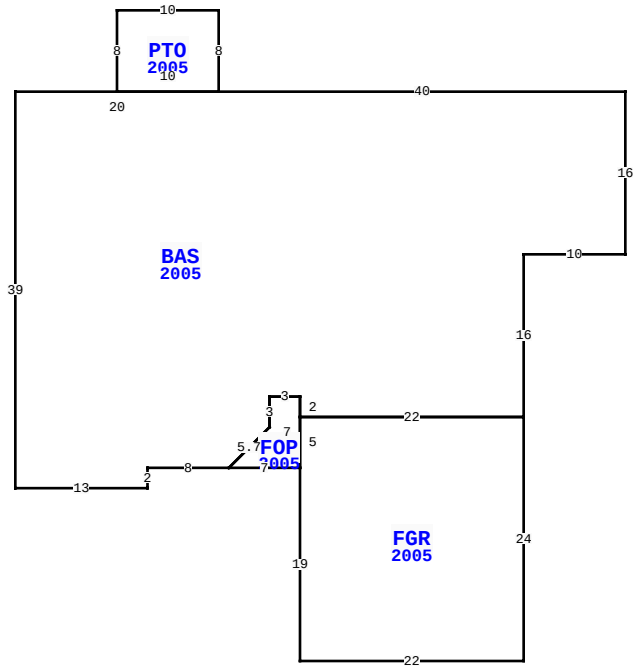
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,897	100	2005	1,897	204,411
FGR	528	55	2005	290	31,249
FOP	29	30	2005	9	970
PTO	80	5	2005	4	431
TOTALS	2,534			2,200	237,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,200	120.7360	126.77	278,894	2005	2005	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2014 Heated Area: 1897 HX Base Yr 2014



27101 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		237,060
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		265,060
SOH/AGL Deduction		115,115
ASSESSED VALUE		149,945
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		98,534
TOTAL JUST VALUE		265,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1872/0525	8/09/2013	WD	Q	I	02	97,000
GRANTOR: SILCOX CALVIN B & PHY						
GRANTEE: ALLEN BRANDEN P & S						
1342/1304	8/17/2005	WD	Q	I		175,900
GRANTOR: L & B LANDS INC						
GRANTEE: SILCOX CALVIN B & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W40 PTO=[YR=2005] N8 W10 S8 E10$ W20 S39 E13 N2 E8 FOP=[YR=2005] E7 FGR=[YR=2005] S19 E22 N24 W22 S5$ N7 W3 S3 D4 L4 $ U4 R4 N3 E3 S2 E22 N16 E10 N16$.

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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 07/09/2026 BY SYS