LOT 8
IN OR 1258/1138
CEDAR HAVEN #2 PB 6/380

PRATHER SAMUEL S & WENDY C
27061 COUNTRY DRIVE
HILLIARD, FL 32046

2026

17-3N-24-022D-0008-0000

BUILDING CHARACTERISTICS

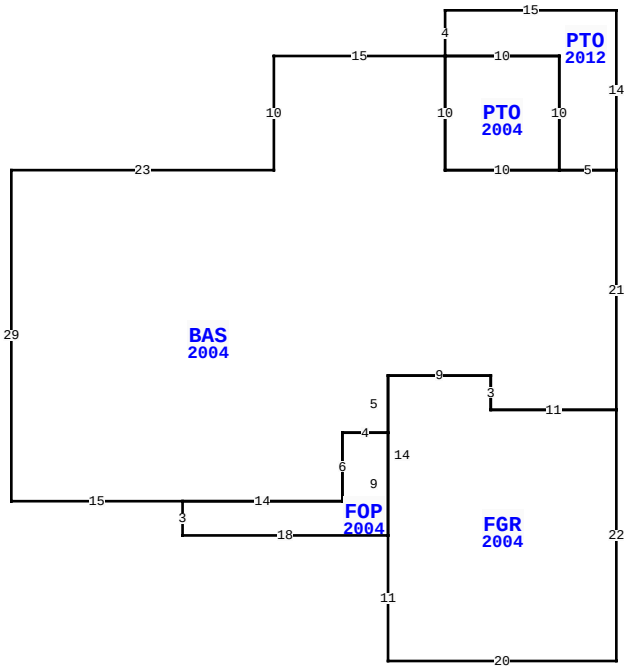
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,476	100	2004	1,476	166,037
FGR	467	55	2004	257	28,910
FOP	78	30	2004	23	2,587
PTO	100	5	2004	5	563
PTO	110	5	2012	6	675
TOTALS	2,231			1,767	198,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,767	127.1600	133.52	235,930	2004	2004	0	0	0	15.75	84.25

1 SINGLE FAM 100% - 2005 Heated Area: 1476 HX Base Yr 2005



27061 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		198,771
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		226,771
SOH/AGL Deduction		104,187
ASSESSED VALUE		122,584
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		71,173
TOTAL JUST VALUE		226,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220177	XFOB	0	05/31/2022
20220021	REPAIR/RRF	0	01/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1258/1138	9/13/2004	WD	Q	I		145,600

GRANTOR: L & B LANDS INC

GRANTEE: PRATHER SAMUEL S &

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2012] W15 S4 BAS=[YR=2004] W15 S10 W23 S29 E15 FOP=[YR=2004] S3 E18 FGR=[YR=2004] S11E20 N22 W11 N3 W9 S14$ N9 W4 S6 W14$ E14 N6 E4 N5 E9 S3 E11N21 W5 PTO=[YR=2004] N10 W10 S10 E10$ W10 N10$ E10 S10 E5 N14$.

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