LOT 9
IN OR 2147/1548
CEDAR HAVEN #2 PB 6/380

B Y FRANKLIN PROPERTIES INC
551876 U.S. HWY 1 STE 114, SUITE 111
HILLIARD, FL 32046

2026

17-3N-24-022D-0009-0000

BUILDING CHARACTERISTICS

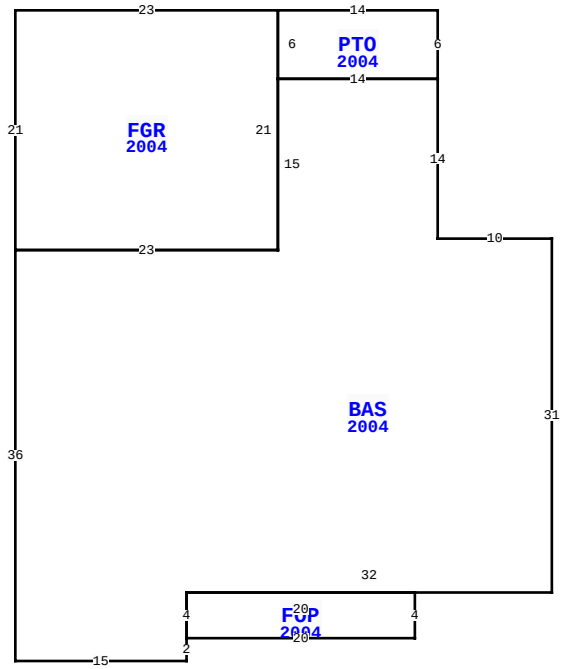
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,720	100	2004	1,720	190,600
FGR	483	55	2004	266	29,477
FOP	80	30	2004	24	2,660
PTO	84	5	2004	4	443
TOTALS	2,367			2,014	223,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,014	125.2636	131.53	264,901	2004	2004	0	0	0	15.75	84.25

1 SINGLE FAM 0% - 0 Heated Area: 1720 HX Base Yr



27043 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	223,179
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	251,179
SOH/AGL Deduction	0
ASSESSED VALUE	251,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,179
TOTAL JUST VALUE	251,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1814	NEW CONSTR	82,720	06/15/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2147/1548	9/21/2017	WD	Q	I	01	144,000
GRANTOR: SMITH DORIS J						
GRANTEE: B Y FRANKLIN PROPER						
1272/1660	11/10/2004	WD	Q	I		149,900
GRANTOR: L & B LANDS INC						
GRANTEE: SMITH HENRY A & DOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W10 N14 PTO=[YR=2004] N6 W14 FGR=[YR=2004] W23 S21 E23 N21$ S6 E14$ W14 S15 W23 S36 E15 N2 FOP=[YR=2004] E20 N4 W20 S4$ N4 E32 N31$.

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