LOT 20
IN OR 2057/1713
CEDAR HAVEN #2 PB 6/380

CLINEMAN LINDA LOU
27055 POND DRIVE
HILLIARD, FL 32046

2026

17-3N-24-022D-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

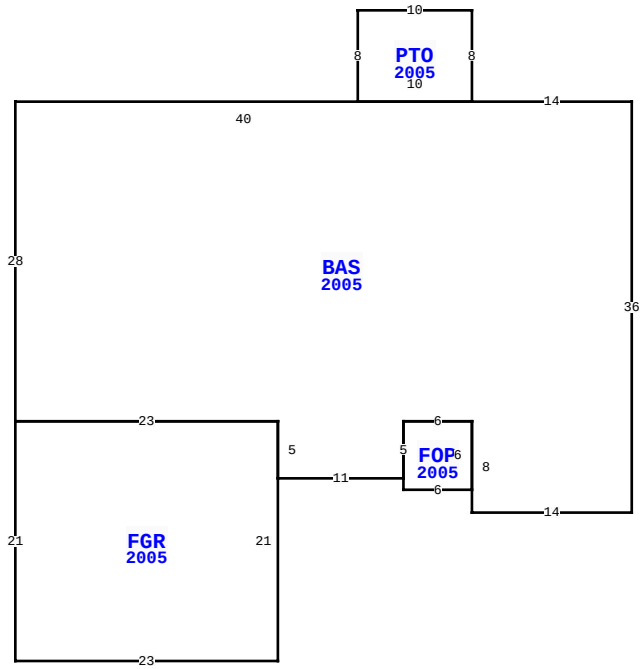
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,679	100	2005	1,679	182,375
FGR	483	55	2005	266	28,893
FOP	36	30	2005	11	1,195
PTO	80	5	2005	4	434
TOTALS	2,278			1,960	212,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,960	121.7062	127.79	250,468	2005	2005	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2018 Heated Area: 1679 HX Base Yr 2018



27055 POND 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		212,898
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		240,898
SOH/AGL Deduction		91,963
ASSESSED VALUE		148,935
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		92,524
TOTAL JUST VALUE		240,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2057/1713	7/07/2016	QC	U	I	11	104,500
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: CLINEMAN ROBERT GEO						
2033/1291	3/14/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 PTO=[YR=2005] N8 W10 S8 E10$ W40 S28
FGR=[YR=2005] S21 E23 N21 W23$ E23 S5 E11 FOP=[YR=2005] S1 E6 N6 W6 S5$ N5 E6 S8 E14 N36$.

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 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 07/09/2026 BY SYS