LOT 34 (EX PBK 6/381 & EX
OR 1462/1108) CORNWALL SURVEY
S/D OF SEC 17-3N-24E PBK O/31

JONES URSULA L/E/
27207 POND DRIVE
HILLIARD, FL 32046

2026

17-3N-24-2020-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

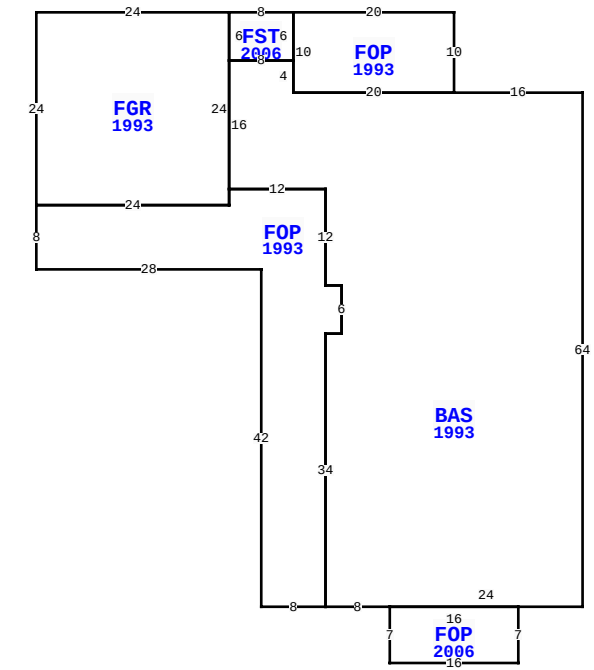
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,212	100	1993	2,212	201,668
FGR	576	55	1993	317	28,901
FOP	200	30	1993	60	5,471
FOP	660	30	1993	198	18,051
FOP	112	30	2006	34	3,100
FST	48	55	2006	26	2,370
TOTALS	3,808			2,847	259,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,847	103.6800	108.86	309,924	1989	1989	0	0	0	16.25	83.75

1 SINGLE FAM 100% - 0 Heated Area: 2212 HX Base Yr 1990



27207 POND DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		369,308
TOTAL MARKET OB/XF VALUE		4,853
TOTAL LAND VALUE - MARKET		128,240
TOTAL MARKET VALUE		502,401
SOH/AGL Deduction		173,274
ASSESSED VALUE		329,127
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		227,716
TOTAL JUST VALUE		502,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	NEW CONSTR	60,000	04/20/1989
87-778	REPAIR/RRF	8,000	06/23/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2316/0509	11/04/2019	LE	U	I	11	100
GRANTOR: JONES URSULA						
GRANTEE: JONES TODD						
0977/0939	3/15/2001	WD	U	V	10	100
GRANTOR: JONES URSULA						
GRANTEE: CEDAR HAVEN HOME OW						

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
3	0350	CARPORT WD	0	100	19	10	190.00	SF	13.00	13.00	100	1990	1990	3	20	494	
4	0681	POLE SHED	0	100	18	16	288.00	SF	15.00	15.00	100	1998	1998	3	24	1,037	
5	0681	POLE SHED	0	100	24	16	384.00	SF	15.00	15.00	100	1996	1996	3	20	1,152	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=1993] N10 W20 FST=[YR=2006] W8 FGR=[YR=1993] W24 S24 FOP=[YR=1993] S8 E28 S42 E8 N34 E2 N6 W2 N12 W12 S2 W24$ E24 N24$ S6 E8 N6$ S10 E20$ W20 N4 W8 S16 E12 S12 E2 S6 W2 S34 E8 FOP=[YR=2006] S7 E16 N7 W16$ E24 N64 $.

LAND DESCRIPTION

TOTAL OB/XF 4,853

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	R-2	0.00	0.00	4.58	AC		1.00	1.00	1.00	28,000.00	28,000.00	128,240							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.58 Total Land Value: 128,240 Market: 0 Agricultural: 0 Common: 128,240 PRINTED 07/09/2026 BY SYS

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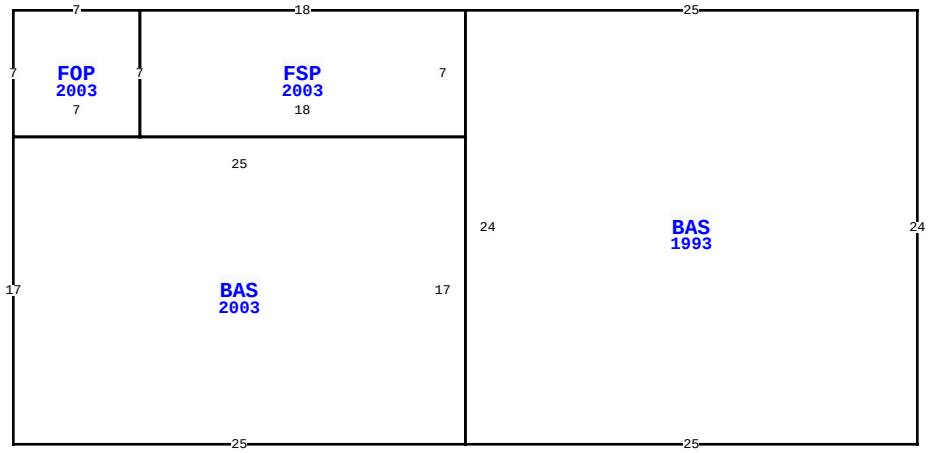
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1993	600	60,411
BAS	425	100	2003	425	42,792
FOP	49	30	2003	15	1,510
FSP	126	40	2003	50	5,034
TOTALS	1,200			1,090	109,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,090	117.6600	123.54	134,659	1988	1988	0	0	0	18.50	81.50

2 SINGLE FAM 0% - 0 Heated Area: 1025 HX Base Yr 1990



27207 POND DR, HILLIARD

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NASSAU COUNTY PROPERTY

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GRANTOR: JONES URSULA						
GRANTEE: CEDAR HAVEN HOME OW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 FSP=[YR=2003] W18 FOP=[YR=2003] W7 S7
BAS=[YR=2003] S17 E25 N17 W25$ E7 N7$ S7 E18 N7$ S24 E25 N24$
.

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

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