



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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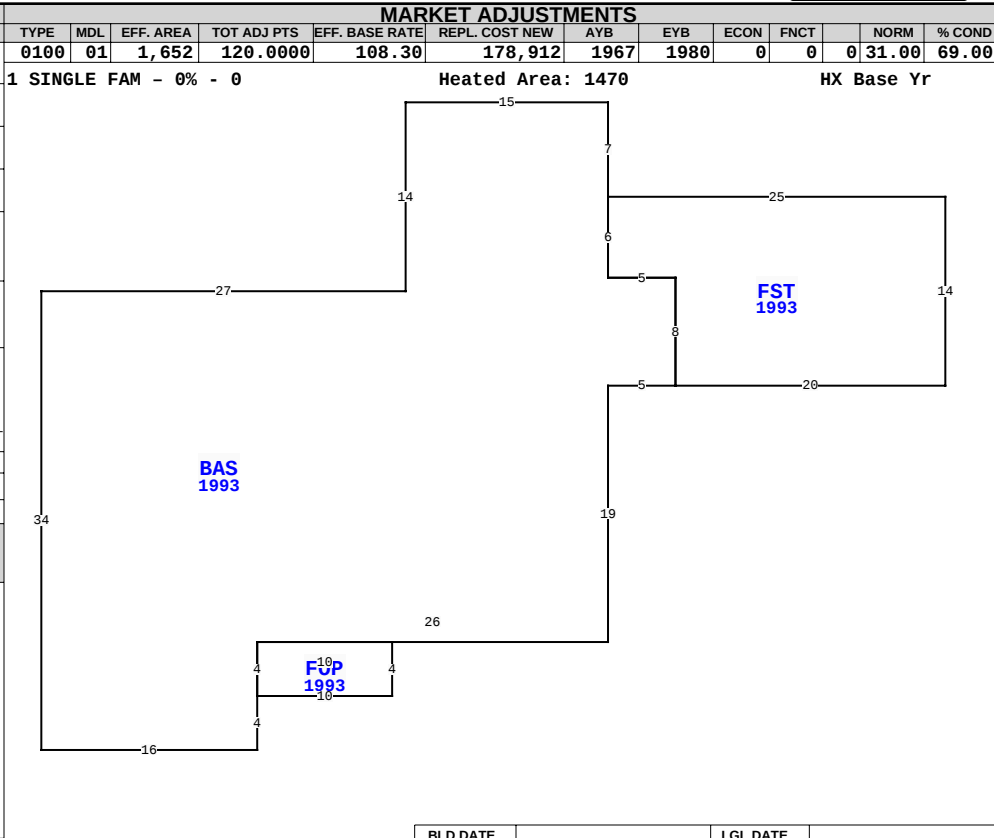
NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100	1,470	109,849
FOP	40	30	12	897
FST	310	55	170	12,704
TOTALS	1,820		1,652	123,449

EXTRA FEATURES		
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L N	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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1967	1967	3	30	1,050	
2	0810	CONCRETE A	0	0	14	12	168.00	SF	6.50	6.50	100	1967	1967	3	20	218	
3	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1967	1967	3	20	720	
4	0812	CONCRETE C	0	0	0	0	1,392.00	SF	4.00	4.00	100	1991	1991	3	64	3,564	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000115	C	SFR ACRES	0	000



271386 CONNER NELSON RD, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF			5,552
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				123,449	
TOTAL MARKET OB/XF VALUE				5,552	
TOTAL LAND VALUE - MARKET				113,430	
TOTAL MARKET VALUE				242,431	
SOH/AGL Deduction				61,153	
ASSESSED VALUE				181,278	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				181,278	
TOTAL JUST VALUE				242,431	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				207,598	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3169	H/AC	12	10/09/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1849/0974	4/26/2011	QC	U	I	11	100
GRANTOR: CONNER RONALD WAYNE						
GRANTEE: CONNER RONALD WAYNE						
1849/0972	5/14/2011	QC	U	I	11	100
GRANTOR: CONNER TWAIN CLEMENS						
GRANTEE: CONNER RONALD WAYNE						

BUILDING NOTES		
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BUILDING DIMENSIONS		
FST=[YR=1993] W25 BAS=[YR=1993] N7 W15 S14 W27 S34 E16 N4		
FOP=[YR=1993] E10 N4 W10 S4\$ N4 E26 N19 E5 N8 W5 N6 \$ S6 E5		
S8 E20 N14\$.		