PT OF N1/2 OF SW1/4
PT OR 2524/792

GRIMES VICTOR R
271965 CONNER NELSON ROAD
HILLIARD, FL 32046

2023

03-3N-23-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 90
Interior Wall	07	NONE 10
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

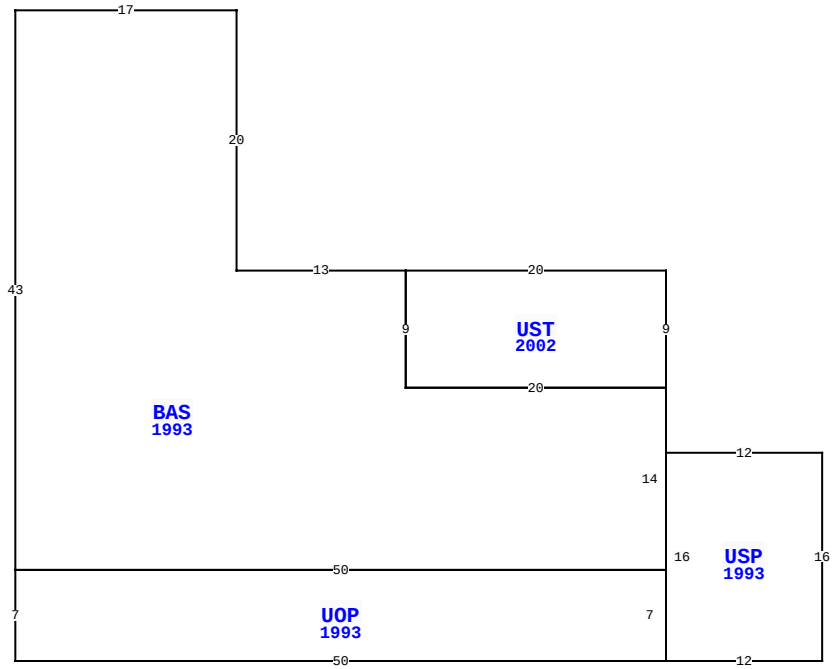
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,310	100	1,310	12,264
UOP	350	20	70	655
USP	192	30	58	543
UST	180	45	81	758
TOTALS	2,032		1,519	14,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,519	51.8670	46.81	71,104	1900	1900	0	0	20	50.00	20.00

1 SINGLE FAM – 0% - 0 Heated Area: 1310 HX Base Yr



271933 CONNER NELSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	14,221
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	44,221
SOH/AGL Deduction	222
ASSESSED VALUE	43,999
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,999
TOTAL JUST VALUE	44,221
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2524/0796	12/23/2021	QC	U	I	11	14,000
GRANTOR: CONNER TWAIN C						
GRANTEE: GRIMES VICTOR R						
2524/0792	12/23/2021	QC	U	I	11	130,000
GRANTOR: CONNER TWAIN						
GRANTEE: GRIMES VICTOR R						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2002] W20 BAS=[YR=1993] W13 N20 W17 S43 UOP=[YR=1993] S7 E50 USP=[YR=1993] E12 N16 W12 S16$ N7 W50$ E50 N14 W20 N9$ S9 E20 N9 $.

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	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 01/25/2023 BY WWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS