PT OF N1/2 OF SW1/4
IN OR 2313/436
ESMT OR 1349/383

GRIMES VICTOR & MARY E
271965 CONNER NELSON RD
HILLIARD, FL 32046

2023

03-3N-23-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

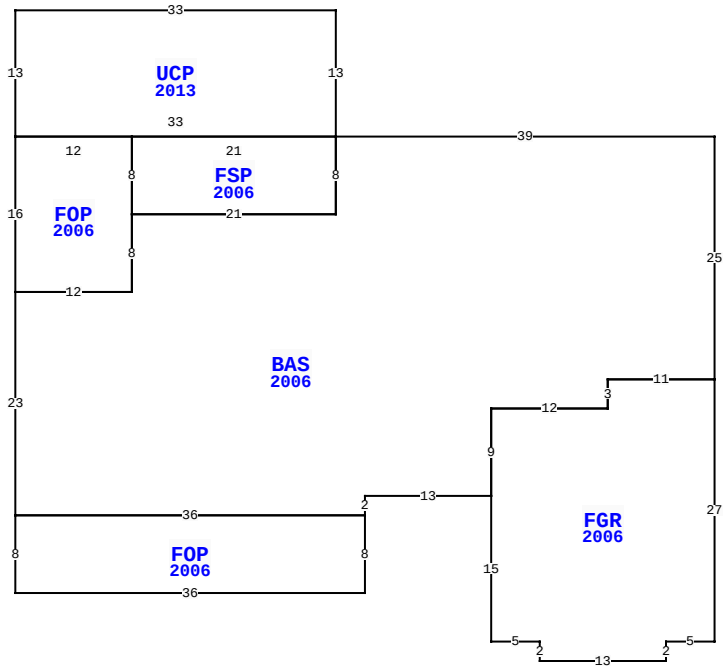
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,136	100	2,136	225,617
FGR	611	55	336	35,490
FOP	192	30	58	6,126
FOP	288	30	86	9,084
FSP	168	40	67	7,077
UCP	429	20	86	9,084
TOTALS	3,824		2,769	292,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,769	96.1632	114.19	316,192	2006	2006	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2020 Heated Area: 2136 HX Base Yr 2020



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/15/2023 MLU
AG DATE	

271965 CONNER NELSON RD, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		345,850
TOTAL MARKET OB/XF VALUE		6,409
TOTAL LAND VALUE - MARKET		212,000
TOTAL MARKET VALUE		415,779
SOH/AGL Deduction		77,075
ASSESSED VALUE		338,704
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		288,704
TOTAL JUST VALUE		564,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011627	GARAGE	50	11/06/2019
B1327548	ADDITION	0	08/01/2013
B24312	XFOB	0	01/01/2011
E18434	ELEC OTHER	1,000	12/01/2006
M10871	MECH OTHER	0	01/01/2006
B16857	ADDITION	22,176	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2313/0436	10/18/2019	WD	Q	I	02	409,000
GRANTOR: WELCH CECELIA G LIVIN						
GRANTEE: GRIMES VICTOR & MAR						
2208/1775	7/07/2018	WD	U	I	11	100
GRANTOR: WELCH THOMAS L & CECE						
GRANTEE: CECELIA G WELCH LIV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W39 UCP=[YR=2013] N13 W33 S13 FOP=[YR=2006] S16 E12 N8 FSP=[YR=2006] E21 N8 W21 S8$ N8 W12$ E33$ S8 W21 S8 W12 S23 FOP=[YR=2006] S8 E36 N8 W36$E36 N2 E13 FGR=[YR=2006] S15 E5 S2 E13 N2 E5 N27 W11 S3 W12 S9$ N9 E12 N3 E11 N25$.

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	2006	2006	3	91	3,185	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	22.50	22.50	100	2006	2006	3	31	698	
3	0811	CONCRETE B	0	100	0	0	552.00	SF	5.20	5.20	100	2006	2006	3	88	2,526	

LAND DESCRIPTION

TOTAL OB/XF 6,409

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	005000	C	RURAL HOME	100	0006		0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	440.00	440.00	3,520							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	152,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 10.00 Total Land Value: 63,520 Market: 152,000 Agricultural: 3,520 Common: 60,000 PRINTED 08/02/2023 BY SYS

PT OF N1/2 OF SW1/4
IN OR 2313/436
ESMT OR 1349/383

GRIMES VICTOR & MARY E
271965 CONNER NELSON RD
HILLIARD, FL 32046

2023

03-3N-23-0000-0002-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	07	GAMBREL 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

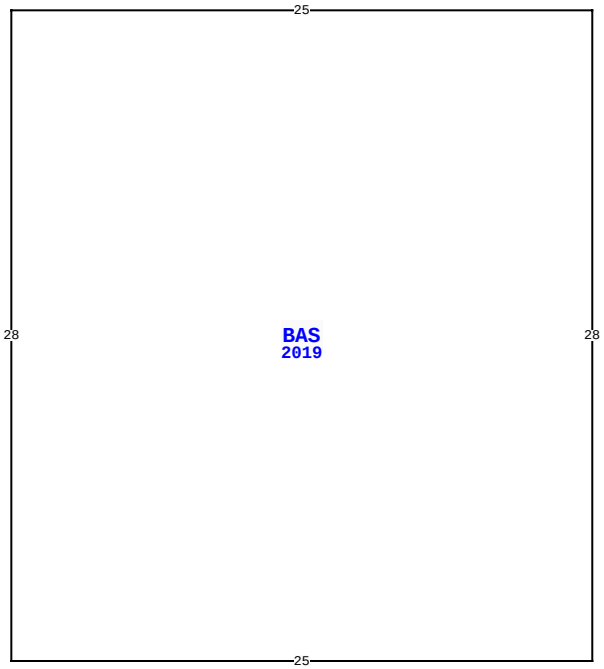
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100	700	7,737
TOTALS	700		700	7,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	700	40.4800	14.17	9,919	2006	2006	0	0	0	22.00	78.00

2 GARAGE RES – 100% - 2020 Heated Area: 700 HX Base Yr 2020



271965 CONNER NELSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 4 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		345,850
TOTAL MARKET OB/XF VALUE		6,409
TOTAL LAND VALUE - MARKET		212,000
TOTAL MARKET VALUE		415,779
SOH/AGL Deduction		77,075
ASSESSED VALUE		338,704
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		288,704
TOTAL JUST VALUE		564,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P10383	OTHER	0	11/01/2005
C15960	CO ISSUED	224,202	09/01/2005
B15960	NEW CONSTR	224,202	09/01/2005
E15719	ELEC OTHER	4,000	09/01/2005
R08172	REPAIR/RRF	5,100	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2313/0436	10/18/2019	WD	Q	I	02	409,000
GRANTOR: WELCH CECELIA G LIVIN						
GRANTEE: GRIMES VICTOR & MAR						
2208/1775	7/07/2018	WD	U	I	11	100
GRANTOR: WELCH THOMAS L & CECE						
GRANTEE: CECELIA G WELCH LIV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W25 S28 E25 N28$.

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

REVIEW DATE 01/14/2021 BY WWA Total Acres: 10.00 Total Land Value: 63,520 Market: 152,000 Agricultural: 3,520 Common: 60,000 PRINTED 08/02/2023 BY SYS

PT OF N1/2 OF SW1/4
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HILLIARD, FL 32046

2023

03-3N-23-0000-0002-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	01	NONE 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

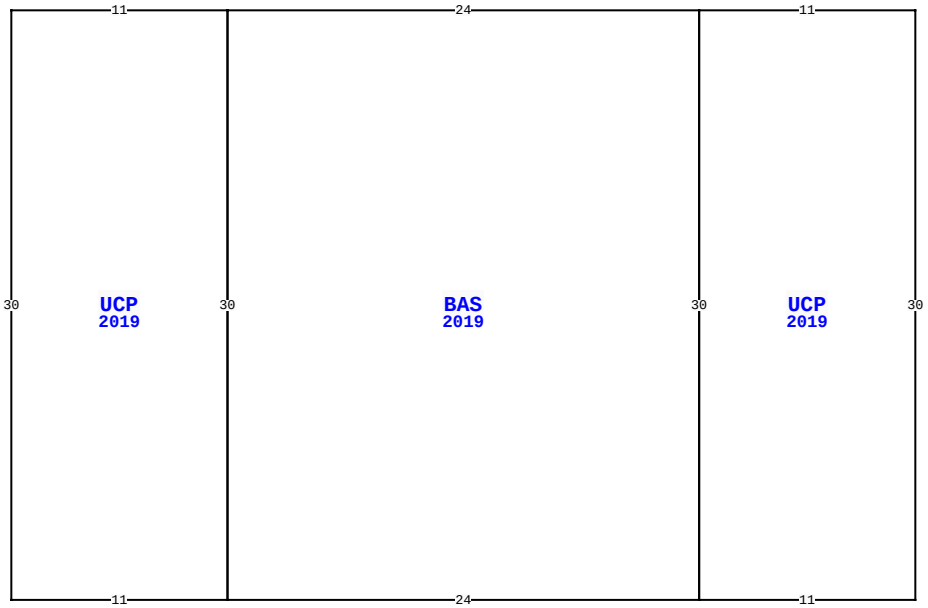
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	7,015
UCP	330	20	66	643
UCP	330	20	66	643
TOTALS	1,380		852	8,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	852	53.4060	12.82	10,923	2011	2011	0	0	0	24.00	76.00

3 BARNS – 100% - 2020 Heated Area: 720 HX Base Yr 2020



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LAND DATE	06/15/2023 MLU
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271965 CONNER NELSON RD, HILLIARD

NASSAU COUNTY PROPERTY

PAGE 3 of 4 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		345,850
TOTAL MARKET OB/XF VALUE		6,409
TOTAL LAND VALUE - MARKET		212,000
TOTAL MARKET VALUE		415,779
SOH/AGL Deduction		77,075
ASSESSED VALUE		338,704
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		288,704
TOTAL JUST VALUE		564,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2313/0436	10/18/2019	WD	Q	I	02	409,000
GRANTOR: WELCH CECELIA G LIVIN						
GRANTEE: GRIMES VICTOR & MAR						
2208/1775	7/07/2018	WD	U	I	11	100
GRANTOR: WELCH THOMAS L & CECE						
GRANTEE: CECELIA G WELCH LIV						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2019] W11 BAS=[YR=2019] W24 UCP=[YR=2019] W11 S30 E11 N30$ S30 E24 N30$ S30 E11 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2021 BY WWA Total Acres: 10.00 Total Land Value: 63,520 Market: 152,000 Agricultural: 3,520 Common: 60,000 PRINTED 08/02/2023 BY SYS

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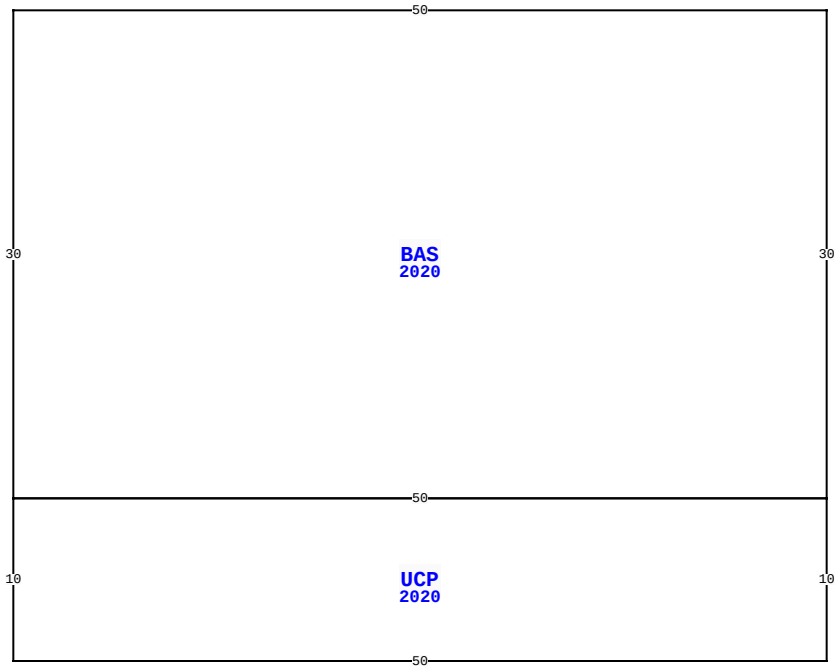
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	35,001
UCP	500	20	100	2,333
TOTALS	2,000		1,600	37,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,600	68.0340	23.81	38,096	2020	2020	0	0	0	2.00	98.00

4 GARAGE RES – 100% - 2020 Heated Area: 1500 HX Base Yr 2020



271965 CONNER NELSON RD, HILLIARD

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 4 of 4 4

VALUATION SUMMARY

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TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		288,704
TOTAL JUST VALUE		564,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2313/0436	10/18/2019	WD	Q	I	02	409,000
GRANTOR: WELCH CECELIA G LIVIN						
GRANTEE: GRIMES VICTOR & MAR						
2208/1775	7/07/2018	WD	U	I	11	100
GRANTOR: WELCH THOMAS L & CECE						
GRANTEE: CECELIA G WELCH LIV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W50 S30 UCP=[YR=2020] S10 E50 N10 W50$ E50 N30$.

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

REVIEW DATE 01/14/2021 BY WWA Total Acres: 10.00 Total Land Value: 63,520 Market: 152,000 Agricultural: 3,520 Common: 60,000 PRINTED 08/02/2023 BY SYS