PT N1/2 OF SEC 4-3N-23E
IN OR 2297/165
UTIL ESMT OR 2286/1462

WELCH CECELIA G LIVING TRUST/WELCH CECELIA TRUSTEE
272378 CONNER NELSON ROAD
HILLIARD, FL 32046

2023

04-3N-23-0000-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	10	ABOVE AVG 20
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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

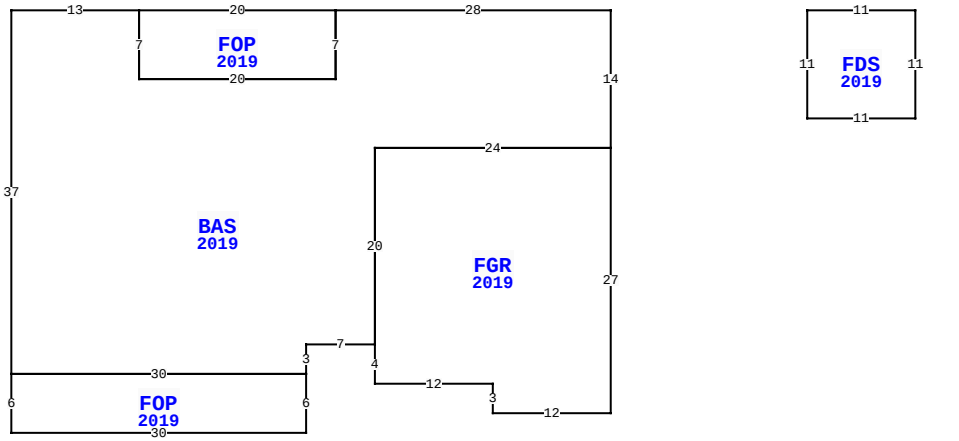
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	1,544	200,564
FDS	121	75	91	11,821
FGR	612	55	337	43,776
FOP	140	30	42	5,456
FOP	180	30	54	7,015
TOTALS	2,597		2,068	268,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,068	111.6220	132.55	274,113	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 1544 HX Base Yr 2020



272378 CONNER NELSON RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,631
TOTAL MARKET OB/XF VALUE		8,961
TOTAL LAND VALUE - MARKET		39,000
TOTAL MARKET VALUE		316,592
SOH/AGL Deduction		134,908
ASSESSED VALUE		181,684
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		126,684
TOTAL JUST VALUE		316,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000745	CO ISSUED	0	01/27/2020
19006719	NEW CONSTR	220,301	06/24/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2297/0165	8/09/2019	WD	Q	V	01	45,000
GRANTOR: B Y FRANKLIN PROPERTI						
GRANTEE: WELCH CECELIA G LIV						
2253/0531	1/28/2019	WD	Q	V	01	25,000
GRANTOR: COPPS GARY N & CHERYL						
GRANTEE: B Y FRANKLIN PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W28 FOP=[YR=2019] W20 S7 E20 N7$ S7 W20 N7 W13 S37 FOP=[YR=2019] S6 E30 N6 W30$ E30 N3 E7 FGR=[YR=2019] S4 E12 S3 E12 N27 W24 S20$ N20 E24 N14$ PTR=E20 FDS=[YR=2019] E11 S11 W11 N11$ W20$.

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	0812	CONCRETE C	0	100	0	0	2,263.00	SF	4.00	4.00	100	2019	2019	3	99	8,961	

LAND DESCRIPTION

TOTAL OB/XF 8,961

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	100			0.00	0.00	1.30	AC		1.00	1.00	1.00	30,000.00	30,000.00	39,000							

REVIEW DATE 06/29/2020 BY TW Total Acres: 1.30 Total Land Value: 39,000 Market: 0 Agricultural: 0 Common: 39,000 PRINTED 08/02/2023 BY SYS