PT N1/2 OF SEC 4-3N-23E
IN OR 2563/1413
ESMT IN OR 2488/834

NELSON JOSHUA DAVID & DANA D
29304 PIGEON CREEK RD
HILLIARD, FL 32046

2023

04-3N-23-0000-0001-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

272272 CONNER NELSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	193,705
TOTAL MARKET VALUE	193,705
SOH/AGL Deduction	0
ASSESSED VALUE	193,705
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,705
TOTAL JUST VALUE	193,705
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008146	16X40 VINYL POOL	75,000	06/26/2023
22015524	NEW CONSTR	525,232	10/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2563/1413	4/27/2022	WD	Q	V	01	220,000

GRANTOR: COPPS GARY NELSON & C
GRANTEE: NELSON JOSHUA DAVID

BUILDING NOTES

BUILDING DIMENSIONS

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	009900	C	AC NON-AG	0		OR			20.30	AC		1.00	0.65	0.65	14,000.00	9,100.00	184,730							
2	009530	C	POND	0		OR			3.59	AC		1.00	1.00	1.00	2,500.00	2,500.00	8,975							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 23.89 Total Land Value: 193,705 Market: 0 Agricultural: 0 Common: 193,705 PRINTED 08/02/2023 BY SYS