BLOCK 76 LOTS 7 & 9
PT OR 710 PG 569
TOWN OF HILLIARD

MCCONNELL CRIS W
37321 MILL STREET
HILLIARD, FL 32046

2023

08-3N-24-2380-0076-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

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

W FIFTH ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	71,820
TOTAL MARKET VALUE	71,820
SOH/AGL Deduction	19,244
ASSESSED VALUE	52,576
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,576
TOTAL JUST VALUE	71,820
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0710/0569	8/01/1994	WD	U	V	01	39,100
GRANTOR: MCCONNELL IVOR & CRIS						
GRANTEE: MCCONNELL IVOR & CR						
0296/0443	7/01/1979	MS	U	V		8,700
GRANTOR:						
GRANTEE:						

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	000000	C	VAC RES	0	0006	R3	210.00	420.00	210.00	FF	4	1.14	1.00	1.14	300.00	342.00	71,820							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 71,820 Market: 0 Agricultural: 0 Common: 71,820 PRINTED 08/02/2023 BY SYS