

PT OF SE1/4 OF NE1/4
IN OR 100/232 & OR 234/279 &
PT OF LOT 61 IN OR 2173/1765

ALTMAN MORRIS R & SUSAN K
27926 CONNER NELSON RD
HILLIARD, FL 32046

2023

10-3N-23-0000-0003-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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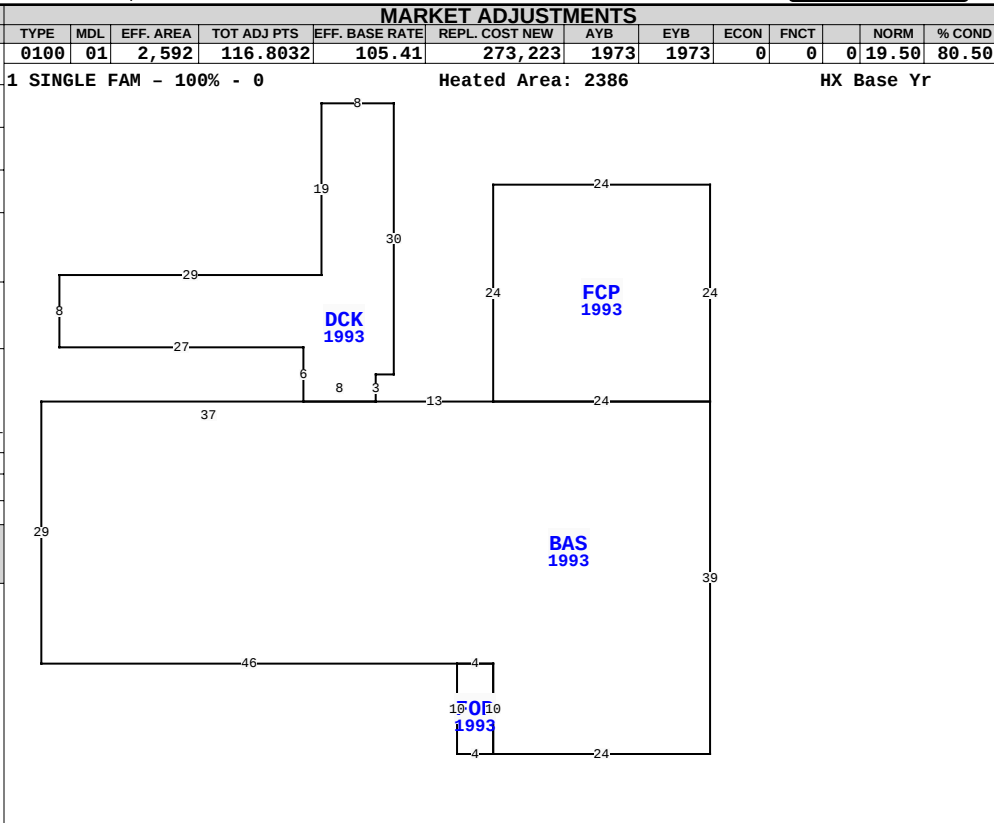
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,386	100	2,386	202,464
DCK	502	10	50	4,243
FCP	576	25	144	12,219
FOP	40	30	12	1,018

TOTALS	3,504		2,592	219,945
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0812	CONCRETE C	0	100	0	0	2,843.00	SF	4.00
5	0820	WOOD WALK	0	100	0	0	270.00	SF	11.75
6	0861	POOL GUNIT	0	100	14	24	336.00	SF	85.00
7	0845	KOOL DECK	0	100	0	0	344.00	SF	7.25
8	0473	VF 3 RAIL	0	100	0	0	700.00	LF	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	5.72

REVIEW DATE	11/01/2019	BY	TWA
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27926 CONNER NELSON RD, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	34	1,190	
4	0812	CONCRETE C	0	100	0	0	2,843.00	SF	4.00	4.00	100	1987	1987	3	54.5	6,198	
5	0820	WOOD WALK	0	100	0	0	270.00	SF	11.75	11.75	100	1995	1995	3	40	1,269	
6	0861	POOL GUNIT	0	100	14	24	336.00	SF	85.00	85.00	100	1995	1995	3	20	5,712	
7	0845	KOOL DECK	0	100	0	0	344.00	SF	7.25	7.25	100	1995	1995	3	72	1,796	
8	0473	VF 3 RAIL	0	100	0	0	700.00	LF	7.50	7.50	100	2004	2004	3	66	3,465	

TOTAL OB/XF													19,630		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
06	OR	0.00	0.00	5.72	AC		1.00	1.00	1.00	19,000.00	19,000.00	108,680			
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Total Acres: 5.72	Total Land Value: 108,680	Market: 0	Agricultural: 0	Common: 108,680
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				266,258	
TOTAL MARKET OB/XF VALUE				19,630	
TOTAL LAND VALUE - MARKET				108,680	
TOTAL MARKET VALUE				394,568	
SOH/AGL Deduction				212,502	
ASSESSED VALUE				182,066	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				132,066	
TOTAL JUST VALUE				394,568	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				339,760	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH97	MH MOVE-ON	0	08/01/1997
B952035	SWIM POOL	13,000	06/01/1995
8491	MH MOVE-ON	11,650	03/28/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2173/1765	3/21/2017	SW	U	V	11
GRANTOR: BEALE TONYA K & ROBER					
GRANTEE: ALTMAN MORRIS R & S					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FCP=[YR=1993] W24 S24 BAS=[YR=1993] W13 DCK=[YR=1993] N3 E2 N30 W8 S19 W29 S8 E27 S6 E8\$ W37 S29 E46 FOP=[YR=1993] S10 E4 N10 W4\$ E4 S10 E24 N39 W24\$ E24 N24\$.									

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