PT OF NE1/4 OF NW1/4 OF
SEC 10-3N-23E IN OR 937/1905

CONNER RONALD W & JANICE
17363 BERRY DRIVE
HILLIARD, FL 32046-9470

2023

10-3N-23-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

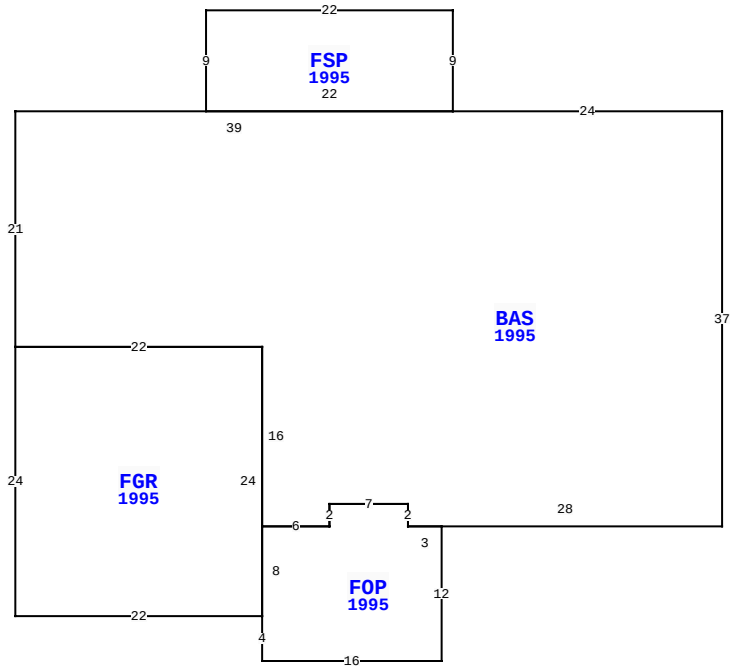
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,965	100	1,965	187,311
FGR	528	55	290	27,644
FOP	206	30	62	5,910
FSP	198	40	79	7,531
TOTALS	2,897		2,396	228,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,396	96.1380	114.16	273,527	1995	2000	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 1996 Heated Area: 1965 HX Base Yr 1996



17363 BERRY DR, 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		228,395
TOTAL MARKET OB/XF VALUE		7,582
TOTAL LAND VALUE - MARKET		37,200
TOTAL MARKET VALUE		273,177
SOH/AGL Deduction		149,749
ASSESSED VALUE		123,428
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,428
TOTAL JUST VALUE		273,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12012999	METAL ROOF	24,800	09/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0937/1905	6/26/2000	QC	U	I	01	100
GRANTOR: CONNER RONALD W & EVE						
GRANTEE: CONNER RONALD W & J						
0745/1092	11/30/1995	WD	U	V	07	100
GRANTOR: CONNER E DEWITT TRUST						
GRANTEE: CONNER RONALD W & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W24 FSP=[YR=1995] N9 W22 S9 E22 $ W39 S21
FGR=[YR=1995] S24 E22 FOP=[YR=1995] S4 E16 N12 W3 N2 W7 S2 W6
S8 $ N24 W22 $ E22 S16 E6 N2 E7 S2 E28 N37 $.

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	0810	CONCRETE A	0	100	0	0	275.00	SF	6.50	6.50	100	1995	1995	3	72	1,287	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
4	0681	POLE SHED	0	100	16	26	416.00	SF	15.00	15.00	100	1990	1990	3	20	1,248	
5	0811	CONCRETE B	0	100	0	0	585.00	SF	5.20	5.20	100	1997	1997	3	75	2,282	

LAND DESCRIPTION

TOTAL OB/XF 7,582

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	0007		0.00	0.00	1.24	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,200							

REVIEW DATE 04/28/2022 BY TWA Total Acres: 1.24 Total Land Value: 37,200 Market: 0 Agricultural: 0 Common: 37,200 PRINTED 08/02/2023 BY SYS