PT SE1/4 OF
SEC 10-3N-23E IN OR 2626-285

CONNER TRUST/CONNER CARLILE LAMANCE JR TRUSTEE
541777 LEM TURNER RD
CALLAHAN, FL 32011

2023

10-3N-23-0000-0011-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

BAY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	209,220
TOTAL MARKET VALUE	14,678
SOH/AGL Deduction	0
ASSESSED VALUE	14,678
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,678
TOTAL JUST VALUE	209,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2626/285	11/16/2022	TD	U	V	11	100

GRANTOR: CONNER DOROTHY TRUST

GRANTEE: CONNER TRUST

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	22.17	AC		1.00	1.00	1.00	410.00	410.00	9,090							
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	12.70	AC		1.00	1.00	1.00	440.00	440.00	5,588							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	34.87	AC		1.00	1.00	1.00	6,000.00	6,000.00	209,220							

REVIEW DATE 05/26/2023 BY WWA Total Acres: 34.87 Total Land Value: 14,678 Market: 209,220 Agricultural: 14,678 Common: 0 PRINTED 08/02/2023 BY SYS