

PT OF LOTS 61 62 & 63
IN OR 851/1883
(EX OR 2429/423 & OR 2429/427)

HADDEN DEWEY E SR & MILDRED
271091 CONNER NELSON ROAD
HILLIARD, FL 32046-7613

2023

10-3N-23-2020-0061-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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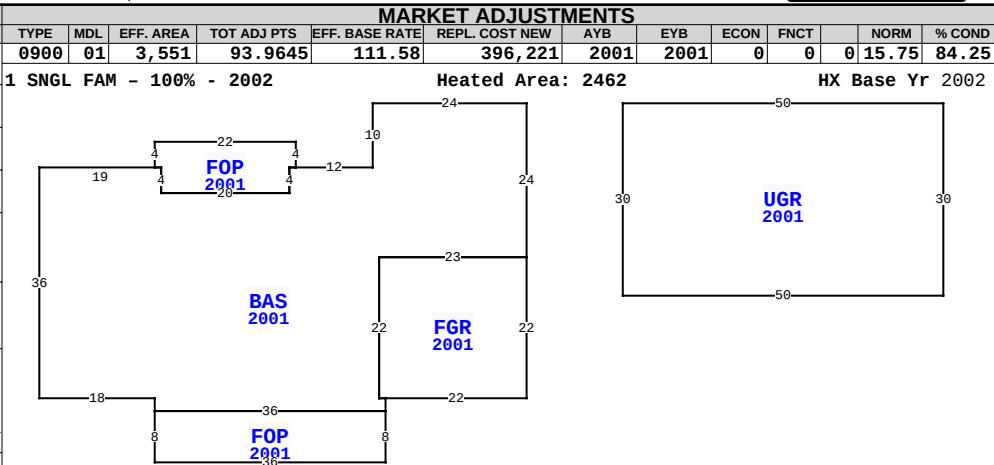
NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,462	100	2,462	231,443
FGR	506	55	278	26,134
FOP	168	30	50	4,700
FOP	288	30	86	8,085
UGR	1,500	45	675	63,455

TOTALS	4,924		3,551	333,816
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
3	0940	SHEDS/PORT	0 100	16	10	160.00	SF	19.50	19.50	100
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100
5	0200	BARN WD 0-	0 100	37	36	1,332.00	SF	20.00	20.00	100
6	0812	CONCRETE C	0 100	0	0	1,430.00	SF	4.00	4.00	100
7	1127	BRICK 8"	0 100	0	0	116.00	SF	11.00	11.00	100
9	0681	POLE SHED	0 100	50	12	600.00	SF	15.00	15.00	100

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100	0006		0.00	0.00	1.00	AC
2	000115	C	SFR ACRES	100			0.00	0.00	8.82	AC



271091 CONNER NELSON RD, HILLIARD

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/16/2023
INC DATE			AG DATE	MLU

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
3	0940	SHEDS/PORT	0 100	16	10	160.00	SF	19.50	19.50	100	2000	2000	3	20	624	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
5	0200	BARN WD 0-	0 100	37	36	1,332.00	SF	20.00	20.00	100	2002	2002	3	32	8,525	
6	0812	CONCRETE C	0 100	0	0	1,430.00	SF	4.00	4.00	100	2002	2002	3	83	4,748	
7	1127	BRICK 8"	0 100	0	0	116.00	SF	11.00	11.00	100	2003	2003	3	96	1,225	
9	0681	POLE SHED	0 100	50	12	600.00	SF	15.00	15.00	100	2005	2005	3	44	3,960	

TOTAL OB/XF											22,092					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0006		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00
2	000115	C	SFR ACRES	100			0.00	0.00	8.82	AC		1.00	1.00	1.00	19,000.00	19,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		333,816	
TOTAL MARKET OB/XF VALUE		22,092	
TOTAL LAND VALUE - MARKET		197,580	
TOTAL MARKET VALUE		553,488	
SOH/AGL Deduction		246,593	
ASSESSED VALUE		306,895	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		256,895	
TOTAL JUST VALUE		553,488	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		390,807	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011474	REPAIR/RRF	12,000	07/26/2022
B007511	GARAGE	37,500	08/01/2000
B007048	NEW CONSTR	150,000	04/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0851/1883	10/12/1998	WD	Q	V		50,000	
GRANTOR: HARRELL STEPHEN & SHE							
GRANTEE: HADDEN DEWEY SR & M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W24 S10 W12 FOP=[YR=2001] N4 W22 S4 E1 S4 E20 N4 E1\$ W1 S4 W20 N4 W19 S36 E18 S2 FOP=[YR=2001] S8 E36 N8 W36\$ E36 N2 FGR=[YR=2001] E22 N22 W23 S22 E1\$ W1 N22 E23 N24\$ PTR=E15 UGR=[YR=2001] E50 S30 W50 N30\$ W15\$.									