LOT 10 W OF RD (S-2) &
PT OF LOT 9 (S-2) &
PARCEL 10-2 IN SEC 10-3N-23

TALLEY KENNETH JR & STEPHANIE
27566 CONNER NELSON ROAD
HILLIARD, FL 32046

**2023**

**11-3N-23-2020-0010-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

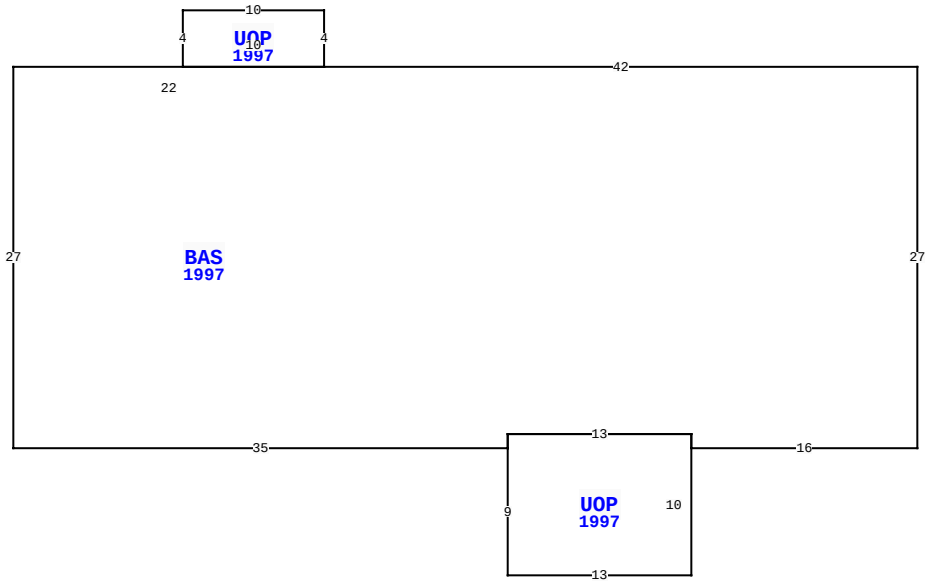
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 05 | Quality Level 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,715 | 100 | 1,715 | 110,392 |
| UOP | 40 | 25 | 10 | 644 |
| UOP | 130 | 25 | 32 | 2,060 |
| TOTALS | 1,885 | | 1,757 | 113,095 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,757 | 148.3200 | 103.82 | 182,412 | 1997 | 2007 | 0 | 0 | 0 | 38.00 | 62.00 |

1 M/H 94+ – 100% - 1998 Heated Area: 1715 HX Base Yr 1998




27566 CONNER NELSON RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/15/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 113,095 |
| TOTAL MARKET OB/XF VALUE | | 41,956 |
| TOTAL LAND VALUE - MARKET | | 205,180 |
| TOTAL MARKET VALUE | | 188,843 |
| SOH/AGL Deduction | | 103,015 |
| ASSESSED VALUE | | 85,828 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 35,828 |
| TOTAL JUST VALUE | | 360,231 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 136,848 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B974110 | XFOB | 4,320 | 07/01/1997 |
| B973991 | CARPORT | 3,570 | 06/01/1997 |
| B973760 | GARAGE | 10,880 | 03/01/1997 |
| MH971687 | MH MOVE-ON | 0 | 03/01/1997 |
| BP2063 | N/A | 25,010 | 03/07/1984 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0783/1969 | 2/03/1997 | WD | Q | V | | 22,000 |
| GRANTOR: BENTON KENNETH L & DE | | | | | | |
| GRANTEE: TALLEY KENNETH JR & | | | | | | |
| 0684/0784 | 7/07/1993 | WD | Q | V | | 23,500 |
| GRANTOR: FRANKLIN BY & LAMONT | | | | | | |
| GRANTEE: BENTON KENNETH L & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W42 UOP=[YR=1997] N4 W10 S4 E10$ W22 S27 E35
UOP=[YR=1997] S9 E13 N10 W13 S1$ N1 E13 S1 E16 N27$.

## 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 | 0510 | GARAGE WD- | 0 | 100 | 20 | 32 | 640.00 | SF | 35.00 | 35.00 | 100 | 1997 | 1997 | 3 | 26 | 5,824 | |
| 2 | 0680 | POLE SHED | 0 | 100 | 7 | 16 | 112.00 | SF | 10.00 | 10.00 | 100 | 1997 | 1997 | 3 | 26 | 291 | |
| 3 | 0350 | CARPORT WD | 0 | 100 | 30 | 32 | 960.00 | SF | 14.95 | 14.95 | 100 | 1997 | 1997 | 3 | 20 | 2,870 | |
| 4 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 5,046.00 | SF | 4.00 | 4.00 | 100 | 1997 | 1997 | 3 | 75 | 15,138 | |
| 5 | 0681 | POLE SHED | 0 | 100 | 53 | 18 | 954.00 | SF | 15.00 | 15.00 | 100 | 2005 | 2005 | 3 | 44 | 6,296 | |
| 6 | 0681 | POLE SHED | 0 | 100 | 24 | 20 | 480.00 | SF | 15.00 | 15.00 | 100 | 2005 | 2005 | 3 | 44 | 3,168 | |
| 7 | 0681 | POLE SHED | 0 | 100 | 42 | 18 | 756.00 | SF | 15.00 | 15.00 | 100 | 2005 | 2005 | 3 | 44 | 4,990 | |
| 8 | 0680 | POLE SHED | 0 | 100 | 32 | 24 | 768.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 44 | 3,379 | |

## LAND DESCRIPTION

TOTAL OB/XF 41,956

| 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 | 005000 | C | RURAL HOME | 100 | 0004 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |
| 2 | 006000 | A | PAST1/HAY | 0 | | OR | 0.00 | 0.00 | 8.22 | AC | | 1.00 | 1.00 | 1.00 | 440.00 | 440.00 | 3,617 | | | | | | | |
| 3 | 005902 | A | HARDWOOD SI | 0 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 175.00 | 175.00 | 175 | | | | | | | |
| 4 | 009910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 9.22 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 175,180 | | | | | | | |

REVIEW DATE 04/20/2020 BY TWA Total Acres: 10.22 Total Land Value: 33,792 Market: 175,180 Agricultural: 3,792 Common: 30,000 PRINTED 08/02/2023 BY SYS