

LOT 13
IN OR 1443/1794
ESMT IN OR 523/650

HERRINGTON CLIFF ALEXANDER & HEATHER
27282 CONNER NELSON ROAD
HILLIARD, FL 32046

2023

11-3N-23-2020-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	0	100
Bathrooms	1	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,288	100	1,288	78,008
FSP	144	40	58	3,513
UGR	392	45	176	10,660
USP	200	30	60	3,634
TOTALS	2,024		1,582	95,814

EXTRA FEATURES														
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
3	0940	SHEDS/PORT	0	100	12	10			30.00	100	1990	1990	3	20

LAND DESCRIPTION														
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
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00

REVIEW DATE 11/08/2021 BY TWX

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,582	87.7200	79.17	125,247	1970	1975	0	0	23.50	76.50
1 SINGLE FAM - 100% - 0											
Heated Area: 1288 HX Base Yr											
27282 CONNER NELSON RD, HILLIARD											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			95,814
TOTAL MARKET OB/XF VALUE			720
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			246,534
SOH/AGL Deduction			153,483
ASSESSED VALUE			93,051
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			43,051
TOTAL JUST VALUE			246,534
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			188,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008962	NEW ROOF	11,325	07/09/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1443/1794	9/12/2006	QC U	I	01		31,500	
GRANTOR: HERRINGTON CLIFF ALEX							
GRANTEE: HERRINGTON CLIFF AL							
0371/0459	10/01/1982	LE U	I			100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1993] W46 S28 E20 FSP=[YR=1993] S8 E18 N8W18\$ E26														
UGR=[YR=1993] E14 N28 W14S28\$ N28\$ USP=[YR=1993] N10 W20														
S10E20\$.														

Total Acres: 10.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS