

[illegible]

**CONNER EMILY D L/E/  
28296 MEMORY LANE  
HILLIARD, FL 32046**

**17-4N-24-0000-0005-0000**

[illegible]

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

05 AVERAGE 100

03 GABLE/HIP 100

12 MODULAR MT 100

N/A 100

03 CONC FINSH 100

99 N/A 100

N/A 100

0 100

0 100

02 WOOD FRAME 100

0 0 100

0 100

00 NONE 100

Quality

03 Quality Level 03

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

1,840

100

1,840

30,251

UCP

736

20

147

2,417

UCP

736

20

147

2,417

TOTALS

3,312

2,134

35,085

EXTRA FEATURES

L N

OBI/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OBI/XF MKT VALUE

NOTES

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

6500

01

2,134

49.9800

17.49

37,324

2016

2016

0

0

6.00

94.00

Heated Area: 1840

HX Base Yr

UCP 2019

BAS 2019

UCP 2019

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/13/2023

MLU

TOTAL OB/XF

0

NASSAU COUNTY PROPERTY

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VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

279,858

39,483

356,000

395,051

195,244

199,807

55,000

144,807

675,341

0

330,974

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1747/1753

7/22/2011

QC

U

I

11

100

GRANTOR: CONNER EMILY D

GRANTEE: JOHNS LENA E & CHAR

1718/1467

12/15/2010

QC

U

I

11

100

GRANTOR: CONNER EMILY D

GRANTEE: JOHNS LENA E & CHAR

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2019] W16 BAS=[YR=2019] W40 UCP=[YR=2019] W16 S46 E16 N46\$ S46 E40 N46\$ S46 E16 N46\$.

REVIEW DATE

07/29/2020

BY

TWA

Total Acres: 39.00

Total Land Value: 75,710

Market: 296,000

Agricultural: 15,710

Common: 60,000

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