

NE1/4 OF SE1/4 (EX 6-2)
PARCEL 6 & 6-1
PT OR 1466/480

CONNER EMILY D
28296 MEMORY LANE
HILLIARD, FL 32046

2023

17-4N-24-0000-0006-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																													
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																											
															VALUATION BY										STANDARD																																																			
															Tax Group: 4										Tax Dist:																																																			
															BUILDING MARKET VALUE										0																																																			
															TOTAL MARKET OB/XF VALUE										0																																																			
															TOTAL LAND VALUE - MARKET										208,230																																																			
															TOTAL MARKET VALUE										13,150																																																			
															SOH/AGL Deduction										0																																																			
															ASSESSED VALUE										13,150																																																			
															TOTAL EXEMPTION VALUE										0																																																			
															BASE TAXABLE VALUE										13,150																																																			
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																																																																												
EXTRA FEATURES					CONNER CUTOFF RD, HILLIARD										BLD DATE					LGL DATE					05/19/2023 MLU																																																			
															XF DATE					LAND DATE																																																								
															INC DATE					AG DATE																																																								
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																																																													
LAND DESCRIPTION																	TOTAL OB/XF										0																																																	
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																																																				
1	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	25.67	AC		1.00	1.00	1.00	410.00	410.00	10,525																																																											
2	005902	A	HARDWOOD SI	0			0.00	0.00	15.00	AC		1.00	1.00	1.00	175.00	175.00	2,625																																																											
3	009910	M	MKT. VAL. AG	0			0.00	0.00	40.67	AC		1.00	1.00	0.64	8,000.00	5,120.00	208,230																																																											
REVIEW DATE 05/19/2023 BY MLU																	Total Acres: 40.67										Total Land Value: 13,150										Market: 208,230										Agricultural: 13,150										Common: 0										PRINTED 08/02/2023 BY SYS									