

PT LOTS 48 & 49 IN OR 1954/366
CORNWALL SURVEY SEC 19-3N-24E
PBK 0/31

WITCHER ROY V & CARRIE ANNETTE
26281 DEMPSEY CONNER RD
HILLIARD, FL 32046

2023

19-3N-24-2020-0048-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	10	TERRAZZO 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories		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	

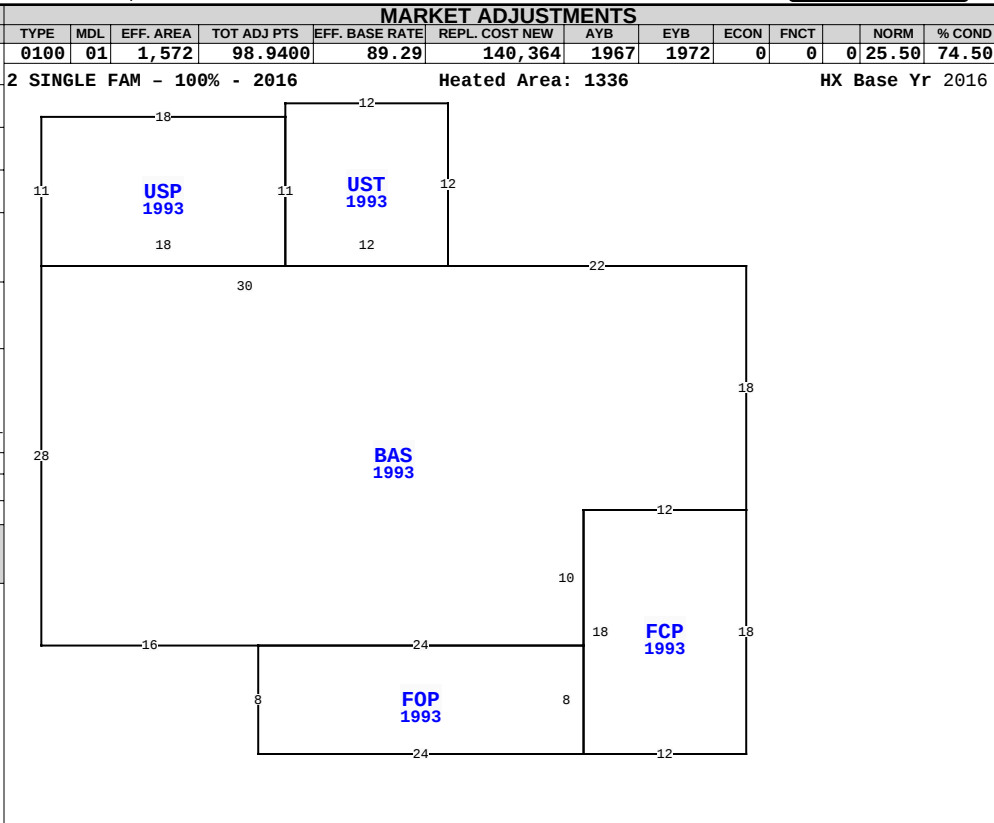
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,336	100	1,336	88,872
FCP	216	25	54	3,592
FOP	192	30	58	3,858
USP	198	30	59	3,925
UST	144	45	65	4,324

TOTALS	2,086		1,572	104,571
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
5	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00
6	0811	CONCRETE B	0 100	0	0	555.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.50

REVIEW DATE 04/01/2021 BY TW



26281 DEMPSEY CONNER RD, HILLIARD

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
5	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00
6	0811	CONCRETE B	0 100	0	0	555.00	SF	5.20	5.20

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
5	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00
6	0811	CONCRETE B	0 100	0	0	555.00	SF	5.20	5.20

Total Acres: 1.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	187,266								
TOTAL MARKET OB/XF VALUE	8,309								
TOTAL LAND VALUE - MARKET	45,000								
TOTAL MARKET VALUE	240,575								
SOH/AGL Deduction	77,637								
ASSESSED VALUE	162,938								
TOTAL EXEMPTION VALUE	55,000								
BASE TAXABLE VALUE	107,938								
TOTAL JUST VALUE	240,575								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	208,231								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013313	CO ISSUED	0	01/07/2021
R1615277	REPAIR/RRF	6,519	08/31/2016
B25490	DEMOLITION	1,200	01/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1954/0366	12/19/2014	QC	U	I	11	100	
GRANTOR: WITCHER CARRIE A & HO							
GRANTEE: WITCHER ROY V & CAR							
1388/0607	2/08/2006	QC	U	I	18	100	
GRANTOR: CONNER VIOLA							
GRANTEE: WITCHER CARRIE A &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W22 UST=[YR=1993] N12 W12 S1 USP=[YR=1993] W18 S11 E18 N11\$ S11 E12\$ W30 S28 E16 FOP=[YR=1993] S8 E24 FCP=[YR=1993] E12 N18 W12 S18\$ N8 W24\$ E24 N10 E12 N18\$.									

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