LOT 37
IN OR 591/47 R433475
CORNWALL SURVEY

CONNER TIMOTHY WAYNE
15651 COUNTY ROAD 108
HILLIARD, FL 32046

2023

20-3N-24-2020-0037-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

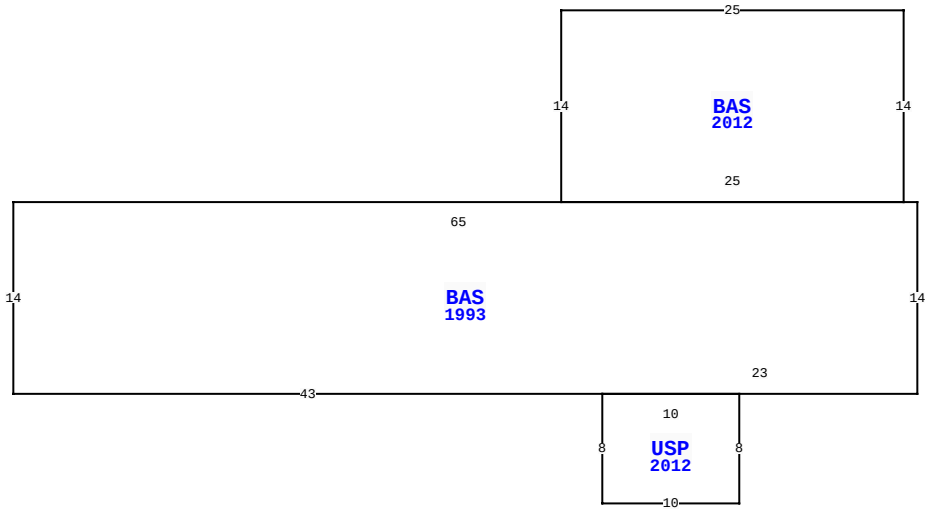
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	17,658
BAS	350	100	350	6,689
USP	80	50	40	764
TOTALS	1,354		1,314	25,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,314	98.0000	63.70	83,702	1981	1981	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1274 HX Base Yr



15651 CR 108, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		25,111
TOTAL MARKET OB/XF VALUE		18,049
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		73,850
SOH/AGL Deduction		34,754
ASSESSED VALUE		39,096
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,096
TOTAL JUST VALUE		241,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		56,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25733	XFOB	8,892	02/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0591/0047	2/21/1990	WD	U	I	01	100
GRANTOR: CONNER LAGREE & EL						
GRANTEE: CONNER TIMOTHY WAYN						
0267/0539	6/01/1978	FS	U	I		500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 BAS=[YR=2012] N14 W25 S14 E25$ W65 S14 E43
USP=[YR=2012] S8 E10 N8 W10$ E23 N14$.

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
2	0510	GARAGE WD-	0	100	16	16	256.00	SF	35.00	35.00	100	1993	1993	3	20	1,792	
3	0350	CARPORT WD	0	100	15	8	120.00	SF	8.58	8.58	100	1993	1993	3	20	206	
4	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1993	1993	3	20	720	
5	0681	POLE SHED	0	100	32	20	640.00	SF	15.00	15.00	100	1993	1993	3	20	1,920	
6	0811	CONCRETE B	0	100	28	20	560.00	SF	5.20	5.20	100	1993	1993	3	68	1,980	
7	0510	GARAGE WD-	0	100	23	20	460.00	SF	35.00	35.00	100	2012	2012	3	71	11,431	

LAND DESCRIPTION

TOTAL OB/XF 18,049

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	0.90	30,000.00	27,000.00	27,000							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	410.00	410.00	3,690							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000							

REVIEW DATE 06/05/2020 BY TWA Total Acres: 10.00 Total Land Value: 30,690 Market: 171,000 Agricultural: 3,690 Common: 27,000 PRINTED 08/02/2023 BY SYS