



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

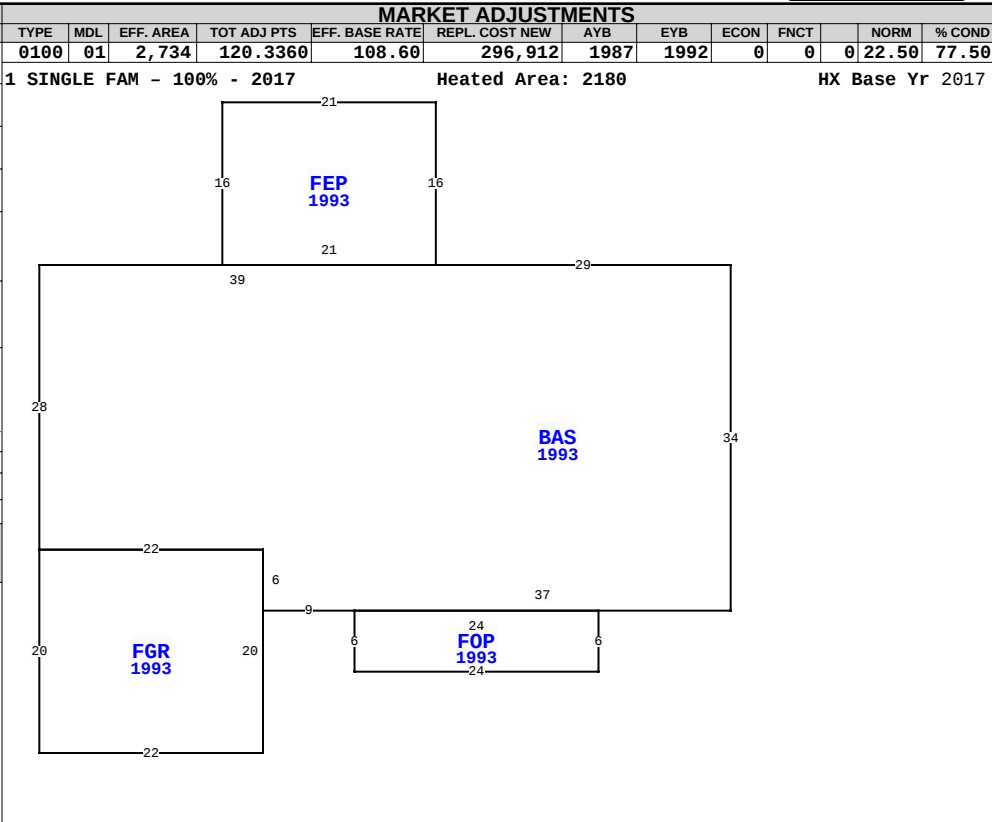
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2,180	183,480
FEP	336	80	269	22,640
FGR	440	55	242	20,368
FOP	144	30	43	3,619

TOTALS	3,100		2,734	230,107
--------	-------	--	-------	---------

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	
5	0810	CONCRETE A	0 100	27	30	810.00	SF	6.50	6.50	
6	0810	CONCRETE A	0 100	38	4	152.00	SF	6.50	6.50	
7	0810	CONCRETE A	0 100	16	18	288.00	SF	6.50	6.50	
8	0810	CONCRETE A	0 100	33	4	132.00	SF	6.50	6.50	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	2.00	AC
2	006005	A	PAST/GRAZE	0			0.00	0.00	37.00	AC
3	009530	C	POND	0			0.00	0.00	1.00	AC
4	009910	M	MKT. VAL. AG	0			0.00	0.00	37.00	AC



3800 CONNER COLLINS RD, HILLIARD	BLD DATE	LGL DATE	06/13/2023	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
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
5	0810	CONCRETE A	0 100	27	30	810.00	SF	6.50	6.50	100	1987	1987	3	54.5	2,869	
6	0810	CONCRETE A	0 100	38	4	152.00	SF	6.50	6.50	100	1987	1987	3	54.5	538	
7	0810	CONCRETE A	0 100	16	18	288.00	SF	6.50	6.50	100	1987	1987	3	54.5	1,020	
8	0810	CONCRETE A	0 100	33	4	132.00	SF	6.50	6.50	100	1987	1987	3	54.5	468	

TOTAL OB/XF											7,135					
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	UNIT PRICE	ADJ UNIT PRICE
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00
2	006005	A	PAST/GRAZE	0			0.00	0.00	37.00	AC		1.00	1.00	1.00	440.00	440.00
3	009530	C	POND	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00
4	009910	M	MKT. VAL. AG	0			0.00	0.00	37.00	AC		1.00	1.00	1.00	8,000.00	8,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		230,107	
TOTAL MARKET OB/XF VALUE		7,135	
TOTAL LAND VALUE - MARKET		358,500	
TOTAL MARKET VALUE		316,022	
SOH/AGL Deduction		138,040	
ASSESSED VALUE		177,982	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		127,982	
TOTAL JUST VALUE		595,742	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		265,181	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007536	ROOF	17,000	06/12/2023

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2653/1636	7/07/2023	WD	U	I	11		100		
GRANTOR: HIGGINBOTHAM JANET GA									
GRANTEE: HIGGINBOTHAM JANET									
2603/1873	11/17/2022	SW	U	I	11		100		
GRANTOR: CONNER JANET H N/K/A									
GRANTEE: HIGGINBOTHAM JANET									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W29 FEP=[YR=1993] N16 W21 S16 E21\$ W39 S28									
FGR=[YR=1993] S20 E22 N20 W22\$ E22 S6 E9 FOP=[YR=1993] S6 E24									
N6 W24\$ E37 N34 \$.									