PT OF SW1/4 OF NE1/4
IN OR 1559/1700
(EX 1-1 EX SR R/W)

CONNER KATHY R L/E/
26340 DEMSEY CONNER ROAD
HILLIARD, FL 32046

**2023**

**30-3N-24-0000-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 07 | ASB SHNGLE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

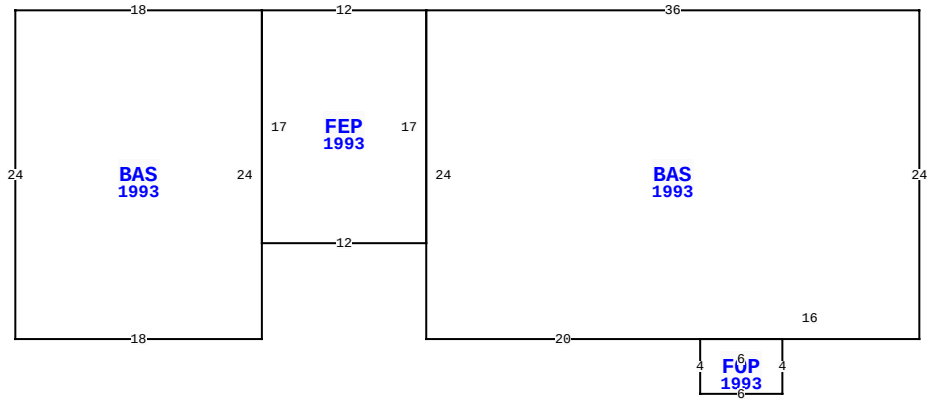
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 432 | 100 | 432 | 18,301 |
| BAS | 864 | 100 | 864 | 36,601 |
| FEP | 204 | 80 | 163 | 6,905 |
| FOP | 24 | 30 | 7 | 297 |
| TOTALS | 1,524 | | 1,466 | 62,103 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,466 | 79.5600 | 71.80 | 105,259 | 1955 | 1955 | 0 | 0 | 0 | 41.00 | 59.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1296 HX Base Yr




26098 HEARTH PL, HILLIARD

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 62,103 |
| TOTAL MARKET OB/XF VALUE | 5,069 |
| TOTAL LAND VALUE - MARKET | 106,000 |
| TOTAL MARKET VALUE | 98,637 |
| SOH/AGL Deduction | 15,151 |
| ASSESSED VALUE | 83,486 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 83,486 |
| TOTAL JUST VALUE | 173,172 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 85,729 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2623/0874 | 2/27/2023 | LE | U | I | 11 | 100 |
| GRANTOR: CONNER KATHY R | | | | | | |
| GRANTEE: CREWS GAVIN DEL & P | | | | | | |
| 1559/1700 | 4/07/2008 | WD | U | I | 01 | 100 |
| GRANTOR: CONNER LAGREE DELBERT | | | | | | |
| GRANTEE: CONNER LAGREE DELBE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W36 FEP=[YR=1993] W12 BAS=[YR=1993] W18 S24 E18 N24$ S17 E12 N17$ S24 E20 FOP=[YR=1993] S4 E6 N4 W6$ E16 N24$.

## 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 | 0681 | POLE SHED | 0 | 0 | 32 | 24 | 768.00 | SF | 15.00 | 15.00 | 100 | 2005 | 2005 | 3 | 44 | 5,069 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,069

| 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 | 0 | 0004 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |
| 2 | 006000 | A | PAST1/HAY | 0 | | | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 440.00 | 440.00 | 880 | | | | | | | |
| 3 | 005600 | A | TIMBER 3 SI | 0 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 410.00 | 410.00 | 410 | | | | | | | |
| 4 | 005902 | A | HARDWOOD SI | 0 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 175.00 | 175.00 | 175 | | | | | | | |
| 5 | 009910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 76,000 | | | | | | | |

REVIEW DATE 05/21/2020 BY TWA Total Acres: 5.00 Total Land Value: 31,465 Market: 76,000 Agricultural: 1,465 Common: 30,000 PRINTED 08/02/2023 BY SYS