

PT OF LOTS 45 46 47 & 48
L/E OR 1137/930
EX S-3 OF LOTS 45-48

BELL RONALD LESTER
272832 CONNER NELSON ROAD
HILLIARD, FL 32046

2023

33-4N-23-2020-0045-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality			03	Quality Level 03
DOR CODE			0100	SINGLE FAMILY
MAP NUM		MKT AREA		09
NEIGHBORHOOD/LOC			9001.00	

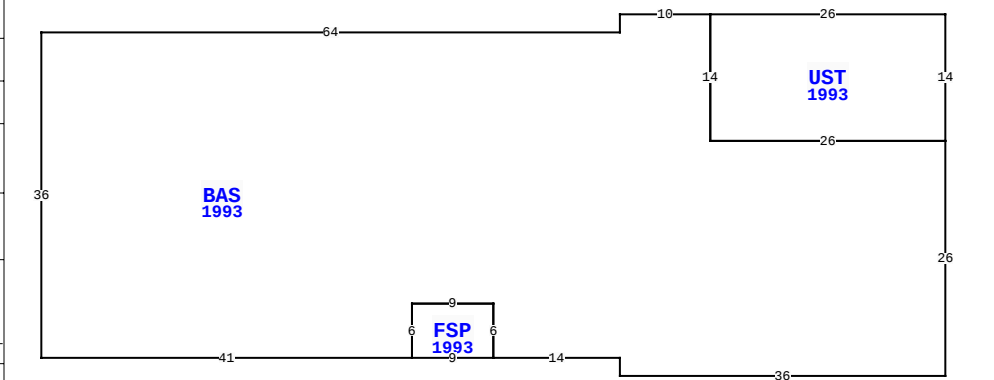
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,326	100	3,326	195,113
FSP	54	40	22	1,290
UST	364	45	164	9,620

TOTALS	3,744		3,512	206,023
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	21	16	336.00	SF	35.00	35.00	
2	0350	CARPORT WD	0	100	50	21	1,050.00	SF	13.00	13.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0811	CONCRETE B	0	100	0	0	942.00	SF	5.20	5.20	
5	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	
6	0351	CARPORT MT	0	100	40	32	1,280.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	18.95	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,512	81.0000	73.10	256,727	1971	1972	0	0	19.75	80.25
1 SINGLE FAM - 100% - 2008 Heated Area: 3326 HX Base Yr 2008											



272832 CONNER NELSON 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
1	0510	GARAGE WD-	0	100	21	16	336.00	SF	35.00	35.00	100	1978	1978	3	20	2,352	
2	0350	CARPORT WD	0	100	50	21	1,050.00	SF	13.00	13.00	100	1980	1980	3	20	2,730	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	38	1,330	
4	0811	CONCRETE B	0	100	0	0	942.00	SF	5.20	5.20	100	1980	1980	3	35	1,714	
5	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	1987	1987	3	20	576	
6	0351	CARPORT MT	0	100	40	32	1,280.00	SF	10.00	10.00	100	1977	1977	3	20	2,560	

TOTAL OB/XF											
11,262											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		206,023			
TOTAL MARKET OB/XF VALUE		11,262			
TOTAL LAND VALUE - MARKET		265,300			
TOTAL MARKET VALUE		482,585			
SOH/AGL Deduction		266,370			
ASSESSED VALUE		216,215			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		166,215			
TOTAL JUST VALUE		482,585			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		326,929			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1137/0930	5/14/2003	LE U	I	18		100	
GRANTOR: BELL ANNIE M L/E							
GRANTEE: BELL RONALD LESTER							

BUILDING NOTES							

BUILDING DIMENSIONS							
UST=[YR=1993] W26 BAS=[YR=1993] W10 S2 W64 S36 E41							
FSP=[YR=1993] E9 N6 W9 S6\$ N6 E9 S6 E14 S2 E36 N26 W26 N14\$							
S14 E26 N14\$.							