PT OF LOTS 45 46 47 48 49 50
51 52 & 53 SOUTH OF SR 121
BEING PARCELS 1 & 2

JAMES TOMMY L & KRISTINA G
272849 CONNER NELSON ROAD
HILLIARD, FL 32046

2023

33-4N-23-2020-0045-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

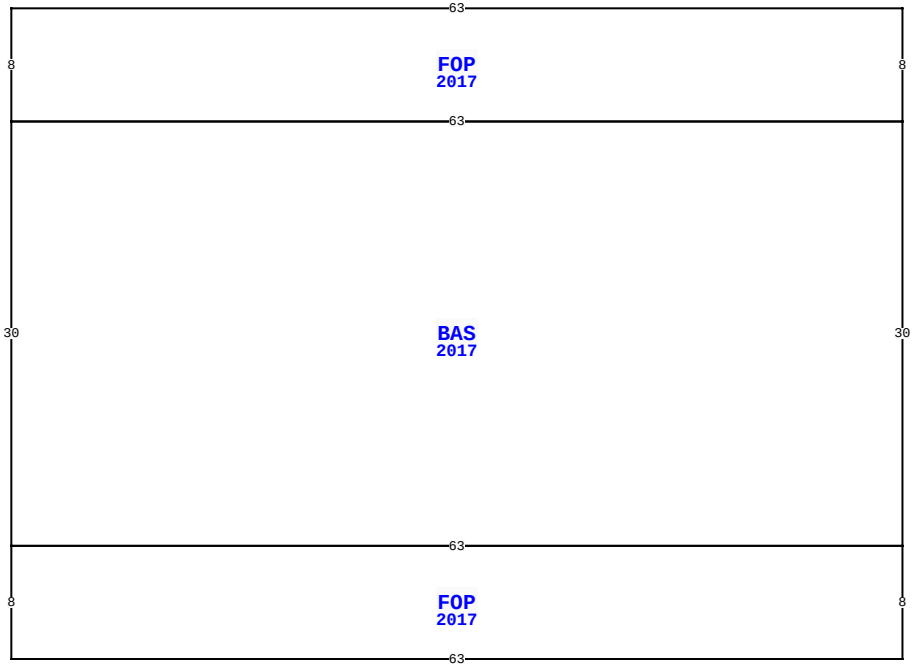
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	236,674
FOP	504	30	151	18,909
FOP	504	30	151	18,909
TOTALS	2,898		2,192	274,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,192	107.6040	127.78	280,094	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2018 Heated Area: 1890 HX Base Yr 2018



272849 CONNER NELSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		274,492
TOTAL MARKET OB/XF VALUE		64,846
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		529,338
SOH/AGL Deduction		237,354
ASSESSED VALUE		291,984
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		241,984
TOTAL JUST VALUE		529,338
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008078	GARAGE	86,150	06/21/2021
B1633230	NEW CONSTR	234,799	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2102/0234	8/19/2016	WD	U	V	11	100
GRANTOR: BELL GEORGE JEFFERSON						
GRANTEE: JAMES TOMMY L & KRI						
2067/0320	8/19/2016	WD	Q	V	05	74,900
GRANTOR: BELL GEORGE J & SUSAN						
GRANTEE: JAMES TOMMY L & KRI						

BUILDING NOTES

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
1	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	3,920	
2	0681	POLE SHED	0	100	60	56	3,360.00	SF	15.00	15.00	100	2021	2021	3	98	49,392	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2018	2018	3	86	7,430	
4	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2020	2020	3	95	4,104	

BUILDING DIMENSIONS

FOP=[YR=2017] W63 S8 BAS=[YR=2017] S30 FOP=[YR=2017] S8 E63 N8 W63$ E63 N30 W63$ E63 N8$.

LAND DESCRIPTION

TOTAL OB/XF 64,846

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	000115	C	SFR ACRES	100		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 11/08/2021 BY TW Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/02/2023 BY SYS