L/E OR 1391/1275
EX 7-2 & 7-13

CONNER GERALD RYAN L/E/
97361 PIRATES POINT
YULEE, FL 32097

2023

34-2N-23-0000-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

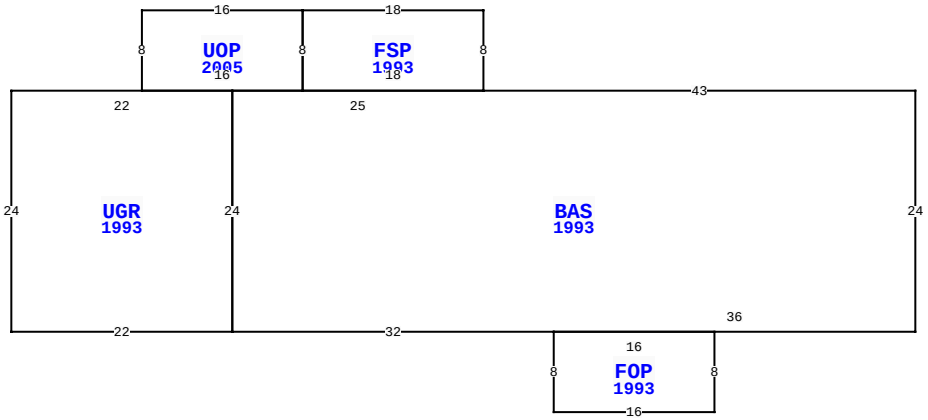
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1,632	115,869
FOP	128	30	38	2,698
FSP	144	40	58	4,118
UGR	528	45	238	16,897
UOP	128	20	26	1,846
TOTALS	2,560		1,992	141,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,992	95.6480	86.32	171,949	1950	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 100% - 0 Heated Area: 1632 HX Base Yr



18518 CONNER RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		141,428
TOTAL MARKET OB/XF VALUE		6,215
TOTAL LAND VALUE - MARKET		141,530
TOTAL MARKET VALUE		179,905
SOH/AGL Deduction		116,473
ASSESSED VALUE		63,432
TOTAL EXEMPTION VALUE	HX HB WX	41,118
BASE TAXABLE VALUE		22,314
TOTAL JUST VALUE		289,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4060	N/A	8,976	05/13/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/1275	2/24/2006	WD	U	I	01	100

GRANTOR: CONNER LORITA

GRANTEE: CONNER LORITA L/E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 FSP=[YR=1993] N8 W18 UOP=[YR=2005] W16 S8 E16 N8 $ S8 E18$ W25UGR=[YR=1993] W22 S24 E22 N24$ S24 E32 FOP=[YR=1993] S8 E16 N8 W16$ E36 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
1	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	1975	1975	3	20	4,200	
2	0751	UOP	0	0	20	9	180.00	SF	3.00	3.00	100	1976	1976	3	20	108	
8	0812	CONCRETE C	0	100	0	0	1,362.00	SF	4.00	4.00	100	1980	1980	3	35	1,907	

LAND DESCRIPTION

TOTAL OB/XF 6,215

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		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	4.66	AC		1.00	1.00	1.00	440.00	440.00	2,050							
3	005902	A	HARDWOOD SI	0			0.00	0.00	1.21	AC		1.00	1.00	1.00	175.00	175.00	212							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	5.87	AC		1.00	1.00	1.00	19,000.00	19,000.00	111,530							

REVIEW DATE 03/31/2020 BY TWA Total Acres: 6.87 Total Land Value: 32,262 Market: 111,530 Agricultural: 2,262 Common: 30,000 PRINTED 08/02/2023 BY SYS