

PT SEC 34-2N-23E
IN OR 2120/277 PAR 2 &
OR 2501/232 PAR 2

CONNER LAWRENCE ALVIN TRUSTEE
18700 CONNER RD
HILLIARD, FL 32046

2023

34-2N-23-0000-0007-0070



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																	
																	VALUATION BY STANDARD																	
																	Tax Group: 6						Tax Dist:											
																	BUILDING MARKET VALUE												0					
																	TOTAL MARKET OB/XF VALUE												0					
																	TOTAL LAND VALUE - MARKET												178,410					
																	TOTAL MARKET VALUE												3,193					
																	SOH/AGL Deduction												0					
																	ASSESSED VALUE												3,193					
																	TOTAL EXEMPTION VALUE												0					
																	BASE TAXABLE VALUE												3,193					
DOR CODE					6200 PASTURELAND 3																													
MAP NUM												MKT AREA							09															
NEIGHBORHOOD/LOC					9001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																																		
EXTRA FEATURES					CONNER RD, HILLIARD																													
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																			
LAND DESCRIPTION																	TOTAL OB/XF 0																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	006200	A	PASTURE 3	0	0005		0.00	0.00	9.39	AC		1.00	1.00	1.00	340.00	340.00	3,193																	
2	009910	M	MKT. VAL. AG	0			0.00	0.00	9.39	AC		1.00	1.00	1.00	19,000.00	19,000.00	178,410																	
REVIEW DATE 06/15/2023 BY MLU																	Total Acres: 9.39 Total Land Value: 3,193 Market: 178,410 Agricultural: 3,193 Common: 0 PRINTED 08/02/2023 BY SYS																	