



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													
Exterior Wall	20	FACE BRICK 100	0900	01	2,428	114.2190	135.64	329,334	1995	2000	0	0	0	16.50	83.50	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2017													Heated Area: 1568												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2017												
Interior Wall	05	DRYWALL 100																										
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		2.5 100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 100																										
Units		0 100																										
Occupancy	00	NONE 100																										
Quality			04	Quality Level 04																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM				MKT AREA																								
NEIGHBORHOOD/LOC			9001.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,568	100	1,568	177,591																								
FDG	625	60	375	42,472																								
FGR	682	55	375	42,472																								
FOP	168	30	50	5,663																								
FOP	201	30	60	6,795																								
TOTALS			3,244	2,428	274,994																							
EXTRA FEATURES					18880 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												
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765													
2	0812	CONCRETE C	0 100	0	0	1,312.00	SF	4.00	4.00	100	1995	1995	3	72	3,779													
3	1127	BRICK 8"	0 100	2	2	4.00	SF	11.00	11.00	100	1997	1997	3	93	41													
4	0462	ST/AL FNC	0 100	11	4	44.00	SF	10.00	10.00	100	1997	1997	3	26	114													
5	0681	POLE SHED	0 100	24	16	384.00	SF	15.00	15.00	100	2005	2005	3	44	2,534													
6	0812	CONCRETE C	0 100	0	0	2,672.00	SF	4.00	4.00	100	2005	2005	3	87	9,299													
TOTAL OB/XF 18,532																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE												
1	000115	C	SFR ACRES	100	0005		0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00												
OTHER ADJUSTMENTS AND NOTES																												
YEAR DENSITY DECL FRZ YR CONSRV																												
REVIEW DATE 08/09/2021 BY TWA																												
Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																												

VALUATION BY

Tax Group: 6

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

274,994

18,532

75,000

368,526

174,333

194,193

50,000

144,193

368,526

0

285,616

PERMIT NUM

DESCRIPTION

AMT

ISSUED

21016811

SHINGLES

0

12/03/2021

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / V

I / I

RSN CD

SALE PRICE

2087/0678

12/02/2016

WD Q I 01

252,000

GRANTOR: BURNSED MIKE A & TAMM

GRANTEE: JACKSON KEITH LAMAR

0727/0834

4/11/1995

WD Q V

15,000

GRANTOR: CONNER JIMMIE

GRANTEE: BURNSED MIKE & TAMM

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1995] W42 BAS=[YR=1995] N11 W27 S15 FGR=[YR=1995] S25

E22 N3 E6 N22 W28\$ E28 S26 FOP=[YR=1995] S6 E28 N6 W28\$ E28

S10 E13 N35 W30 N1 W9 S1 W3 N5\$ S5 E3 N1 E9 S1 E30 N5\$

PTR=E15 FDG=[YR=1995] E25 S25 W25 N25\$ W15\$.