IN OR 729/309

MCLENDON LUTHER S & SUSAN A
18401 CONNER ROAD
HILLIARD, FL 32046-5647

2023

34-2N-23-0000-0007-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	50,460
TOTAL LAND VALUE - MARKET	172,900
TOTAL MARKET VALUE	223,360
SOH/AGL Deduction	78,040
ASSESSED VALUE	145,320
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,320
TOTAL JUST VALUE	223,360
NCON VALUE	36,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0729/0309	5/08/1995	WD	U	V	01	100

GRANTOR: CONNER JIMMIE R

GRANTEE: MCLENDON LUTHER & S

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

18401 CONNER RD, HILLIARD

BUILDING NOTES

BUILDING DIMENSIONS

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	0940	SHEDS/PORT	0	0	11	16	176.00	SF	30.00	30.00	100	1997	1997	3	20	1,056	
2	0810	CONCRETE A	0	0	12	24	288.00	SF	6.50	6.50	100	1997	1997	3	75	1,404	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1994	1994	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1994	1994	3	100	6,000	
5	0681	POLE SHED	0	0	100	24	2,400.00	SF	15.00	15.00	100	2022	2022	3	100	36,000	

LAND DESCRIPTION

TOTAL OB/XF 50,460

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	000700	C	MISC RES	0	0005		0.00	0.00	9.10	AC		1.00	1.00	1.00	19,000.00	19,000.00	172,900							

REVIEW DATE 05/31/2022 BY TWX Total Acres: 9.10 Total Land Value: 172,900 Market: 0 Agricultural: 0 Common: 172,900 PRINTED 08/02/2023 BY SYS