

ALL OF SEC
(EX PARCELS 2 & 3)
L/E PT OR 1319/238

CONNER CATHY J/CONNER AMY CATHERINE ET AL
156 GLEN VALLEY DRIVE
PONTE VEDRA, FL 32081

2023

48-4N-23-0000-0001-0000



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	VALUATION SUMMARY										
																									VALUATION BY		STANDARD							
																									Tax Group: 4		Tax Dist:							
																									BUILDING MARKET VALUE		0							
																									TOTAL MARKET OB/XF VALUE		10,584							
																									TOTAL LAND VALUE - MARKET		391,200							
																									TOTAL MARKET VALUE		26,192							
																									SOH/AGL Deduction		3,342							
																									ASSESSED VALUE		22,850							
																									TOTAL EXEMPTION VALUE		0							
																									BASE TAXABLE VALUE		22,850							
																									TOTAL JUST VALUE		401,784							
																									NCON VALUE		0							
																									INCOME VALUE									
																									PREVIOUS YEAR MKT VALUE		6,584							
DOR CODE		5600	TIMBERLAND 70-79																															
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										TRACY 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	0680	POLE SHED	0	0	42	30	1,260.00	SF	10.00	10.00	100	2016	2016	3	84	10,584																		
LAND DESCRIPTION										TOTAL OB/XF										10,584														
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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	410.00	410.00	12,300																	
2	005902	A	HARDWOOD SI	0			0.00	0.00	18.90	AC		1.00	1.00	1.00	175.00	175.00	3,308																	
3	009910	M	MKT.VAL.AG	0			0.00	0.00	48.90	AC		1.00	1.00	1.00	8,000.00	8,000.00	391,200																	