PT OF LOTS 35 36
IN OR 660/480
EX S-5 OF LOTS 35 & 36

JOHNS TERRY C & REBECCA A/
27128 CONNER NELSON RD
HILLIARD, FL 32046

2024

02-2N-23-2020-0035-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	61,875
TOTAL MARKET VALUE	61,875
SOH/AGL Deduction	13,643
ASSESSED VALUE	48,232
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,232
TOTAL JUST VALUE	61,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018604	NEW CONSTR	83,504	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0660/0480	6/02/1992	WD	Q	V		20,000

GRANTOR: BELL PATRICIA A

GRANTEE: JOHNS TERRY & REBEC

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	0		OR	0.00	0.00	2.75	AC		1.00	1.00	0.75	30,000.00	22,500.00	61,875							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 2.75 Total Land Value: 61,875 Market: 0 Agricultural: 0 Common: 61,875 PRINTED 08/06/2024 BY SYS