

CROSBY NICOLAS J & SABRINA K/
18122 CONNER RD
HILLIARD, FL 32046

2024



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																
Exterior Wall		11	BD/BTN AVG 100		0100	01	1,225	133.2738	126.61	155,097	1920	1990		0	10	0	16.50	73.50	VALUATION BY					STANDARD										
Roof Structure		08	IRREGULAR 100		1 SINGLE FAM - 0% - 2024															Heated Area: 1148										HX Base Yr				
Roof Cover		01	MINIMUM 100																	Tax Group: 6					Tax Dist:									
Interior Wall		05	DRYWALL 60																	BUILDING MARKET VALUE					113,996									
Interior Wall		06	CUST PANEL 40																	TOTAL MARKET OB/XF VALUE					34,550									
Interior Floo		14	CARPET 70																	TOTAL LAND VALUE - MARKET					203,200									
Interior Floo		11	CLAY TILE 30																	TOTAL MARKET VALUE					187,906									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					0									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					187,906									
Bedrooms			2 100																	TOTAL EXEMPTION VALUE					0									
Bathrooms			1 100		BASE TAXABLE VALUE					187,906																								
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE					351,746																								
Stories		1.	1. 100		NCON VALUE					0																								
Units			0 100		INCOME VALUE																													
BUD8 Adjustme		06	DIST 1D 100		PREVIOUS YEAR MKT VALUE					348,348																								
Occupancy			NONE 100																															
Quality		05	Quality Level 05																															
DOR CODE		5000IMPROVED AG																																
MAP NUM			MKT AREA		09																													
NEIGHBORHOOD/LOC		9001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOTAL ADJ AREA	SUBAREA MARKET VALUE																														
BAS	468	100	468	43,551																														
BAS	680	100	680	63,280																														
UOP	384	20	77	7,166																														
TOTALS		1,532		1,225	113,996																													
EXTRA FEATURES					14255 COW PEN LN, 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	0940	SHEDS/PORT	0	0	16	12		192.00	SF21.30		21.30	100	2002	2002	3	20	818																	
2	0680	POLE SHED	0	0	16	11		176.00	SF10.00		10.00	100	2002	2002	3	30	528																	
3	0680	POLE SHED	0	0	16	12		192.00	SF10.00		10.00	100	2002	2002	3	30	576																	
4	0680	POLE SHED	0	0	12	8		96.00	SF10.00		10.00	100	2002	2002	3	30	288																	
5	0940	SHEDS/PORT	0	0	12	10		120.00	SF30.00		30.00	100	2002	2002	3	20	720																	
6	0681	POLE SHED	0	0	0	0		1,900.00	SF15.00		15.00	100	2012	2012	3	68	19,380																	
7	0200	BARN WD 0-	0	0	30	30		900.00	SF20.00		20.00	100	2012	2012	3	68	12,240																	
LAND DESCRIPTION										TOTAL OB/XF										34,550														
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	005000	C	RURAL HOME	0	0007	OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	30,000.00	30,000.00	36,000																	
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	370.00	370.00	2,960																	
3	005010	A	SVCE ACRGE	0		OR	0.00	0.00	0.80	AC		1.00	1.00	1.00	500.00	500.00	400																	
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.80	AC		1.00	1.00	1.00	19,000.00	19,000.00	167,200																	
REVIEW DATE		12/08/2023		BY	DC	Total Acres: 10.00		Total Land Value: 39,360				Market: 167,200				Agricultural: 3,360				Common: 36,000				PRINTED 08/06/2024 BY SYS										