

PT NE1/4 OF SW1/4 OF
SEC 3-1N-23E IN OR 776/1376
{R360242 & R360243}

HICKS BARBARA A
17673 CONNER ROAD
HILLIARD, FL 32046-5635

2024

03-1N-23-0000-0007-0070



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	25	MOD METAL 100	0820	02	1,291	97.5000	68.25	88,111	1978	1978	0	0	0	70.00	30.00	STANDARD																																			
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 0														Heated Area: 1265												HX Base Yr																						
Roof Cover	01	MINIMUM 100	23 42 13 8 13 8 23 55 BAS 1993 UOP 1993																																																
Interior Wall	04	PLYWOOD 100																																																	
Interior Floo	07	CORK/VTILE 50																																																	
Interior Floo	14	CARPET 50																																																	
Air Condition	03	CENTRAL 100																																																	
Heating Type	04	AIR DUCTED 100																																																	
Bedrooms		3 100																																																	
Bathrooms		2 100																																																	
Frame	02	WOOD FRAME 100																																																	
Stories	1.	1. 100																																																	
Units		0 100																																																	
Quality			03	Quality Level 03																																															
DOR CODE			0200MOBILE HOME																																																
MAP NUM			MKT AREA													09																																			
NEIGHBORHOOD/LOC			9001.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																															
BAS	1,265	100	1,265	25,901																																															
UOP	104	25	26	533																																															
TOTALS			1,369	1,291	26,433																																														
EXTRA FEATURES			17673 CONNER RD, HILLIARD													BLD DATE XF DATE INC DATE												LGL DATE LAND DATE AG DATE												06/13/2023 MLU											
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	0 100	25	8	200.00	SF	13.20	13.20	100	1970	1970	3	20	528																																				
2	0811	CONCRETE B	0 100	30	17	510.00	SF	5.20	5.20	100	1980	1980	3	32.5	862																																				
3	0810	CONCRETE A	0 100	28	3	84.00	SF	6.50	6.50	100	1996	1996	3	72	393																																				
4	0811	CONCRETE B	0 100	0	0	845.00	SF	5.20	5.20	100	2002	2002	3	82	3,603																																				
LAND DESCRIPTION																	TOTAL OB/XF												5,386																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																																		
REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS																																																			