



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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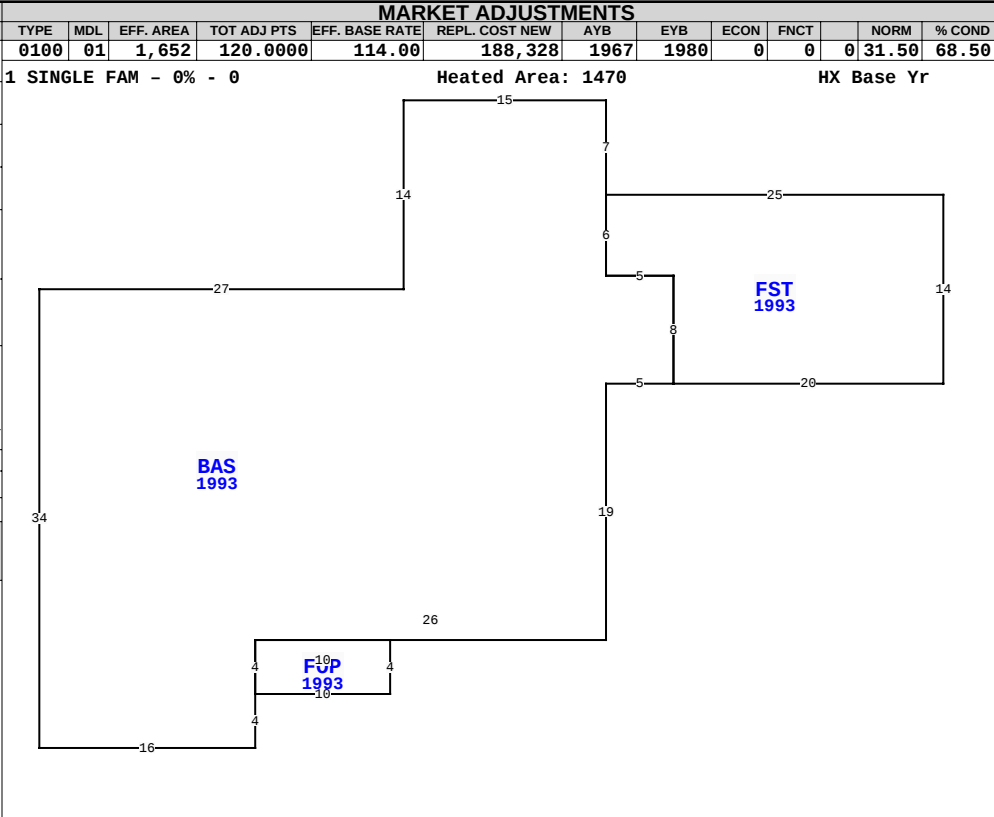
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100	1,470	114,792
FOP	40	30	12	937
FST	310	55	170	13,275

TOTALS	1,820		1,652	129,005
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	14	12	168.00	SF	6.50	6.50	
3	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	
4	0812	CONCRETE C	0	0	0	0	1,392.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	5.97	AC	

REVIEW DATE	11/01/2019	BY	TWA
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271386 CONNER NELSON RD, HILLIARD	BLD DATE		LGL DATE	06/16/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1967	1967	3	29	1,015	
2	0810	CONCRETE A	0	0	14	12	168.00	SF	6.50	6.50	100	1967	1967	3	20	218	
3	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1967	1967	3	20	720	
4	0812	CONCRETE C	0	0	0	0	1,392.00	SF	4.00	4.00	100	1991	1991	3	62	3,452	

TOTAL OB/XF											
5,405											

Total Acres: 5.97	Total Land Value: 113,430	Market: 0	Agricultural: 0	Common: 113,430
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	129,005		
TOTAL MARKET OB/XF VALUE	5,405		
TOTAL LAND VALUE - MARKET	113,430		
TOTAL MARKET VALUE	247,840		
SOH/AGL Deduction	48,434		
ASSESSED VALUE	199,406		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	199,406		
TOTAL JUST VALUE	247,840		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	242,431		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3169	H/AC	12	10/09/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1849/0972	5/14/2011	QC	U	I	11
GRANTOR: CONNER TWAIN CLEMENS					SALE PRICE
GRANTEE: CONNER RONALD WAYNE					100
1849/0974	4/26/2011	QC	U	I	11
GRANTOR: CONNER RONALD WAYNE					100
GRANTEE: CONNER RONALD WAYNE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W25 BAS=[YR=1993] N7 W15 S14 W27 S34 E16 N4											
FOP=[YR=1993] E10 N4 W10 S4\$ N4 E26 N19 E5 N8 W5 N6 \$ S6 E5											
S8 E20 N14\$.											