



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,373	100	2,373	330,084
FOP	554	30	166	23,091
FSP	300	40	120	16,692
FUS	612	100	612	85,129
PTO	65	5	3	417
STR	48	10	5	696

TOTALS	3,952		3,279	456,109
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
2	0862	POOL VINYL	0	100	0	0	768.00	SF	50.00	50.00	100
3	0845	KOOL DECK	0	100	0	0	784.00	SF	7.25	7.25	100
4	0811	CONCRETE B	0	100	0	0	616.00	SF	5.20	5.20	100
5	0680	POLE SHED	0	100	60	40	2,400.00	SF	10.00	10.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100		OR			10.30	AC	
2	009530	C	POND	100		OR			3.59	AC	
3	006000	A	PAST1/HAY	0		OR			10.00	AC	
4	009910	M	MKT. VAL. AG	0		OR			10.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,279	92.7360	139.10	456,109	2023	2023	0	0	0.00	100.00
1 SFR CUST - 100% - 2024 Heated Area: 2985 HX Base Yr 2024											
272272 CONNER NELSON RD, HILLIARD											
BLD DATE: 05/19/2023 MLU											

TOTAL OB/XF 74,787											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100		OR			10.30	AC	
2	009530	C	POND	100		OR			3.59	AC	
3	006000	A	PAST1/HAY	0		OR			10.00	AC	
4	009910	M	MKT. VAL. AG	0		OR			10.00	AC	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		456,109	
TOTAL MARKET OB/XF VALUE		74,787	
TOTAL LAND VALUE - MARKET		326,180	
TOTAL MARKET VALUE		670,776	
SOH/AGL Deduction		105,665	
ASSESSED VALUE		565,111	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		515,111	
TOTAL JUST VALUE		857,076	
NCON VALUE		530,896	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		193,705	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010017	CO ISSUED		08/04/2023
230008146	16X40 VINYL POOL	75,000	06/26/2023
22015524	NEW CONSTR	525,232	10/17/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2563/1413	4/27/2022	WD Q	V		01
GRANTOR: COPPS GARY NELSON & C					
GRANTEE: NELSON JOSHUA DAVID					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2024;ORIG=72,7] W15 W25 N2 W13 N5 W19 S32 E8 E7 S10 E15 N3 E12 S3 E15 N8 E7 E8 N27 \$					
PTO=[YR=2024;ORIG=19,0] E13 S5 W13 N5 \$					
FSP=[YR=2024;ORIG=32,-5] E25 S12 W25 N2 N5 N5 \$					
STR=[YR=2024;ORIG=118,14] E4 S12 W4 N12 \$					
FOP=[YR=2024;ORIG=8,32] E7 S10 E15 N3 E12 S3 E15 N8 E7 S15 W56 N17 \$					
FUS=[YR=2024;ORIG=89,26] E29 E4 S16 W15 N2 W12 S2 W15 N12 E9 N4 \$					