LOT 3
COUNTRY MEADOWS OR 2281/1810

DUNLAP CONNIE & TOMMY
272336 CONNER NELSON RD
HILLIARD, FL 32046

2024

04-3N-23-2022-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

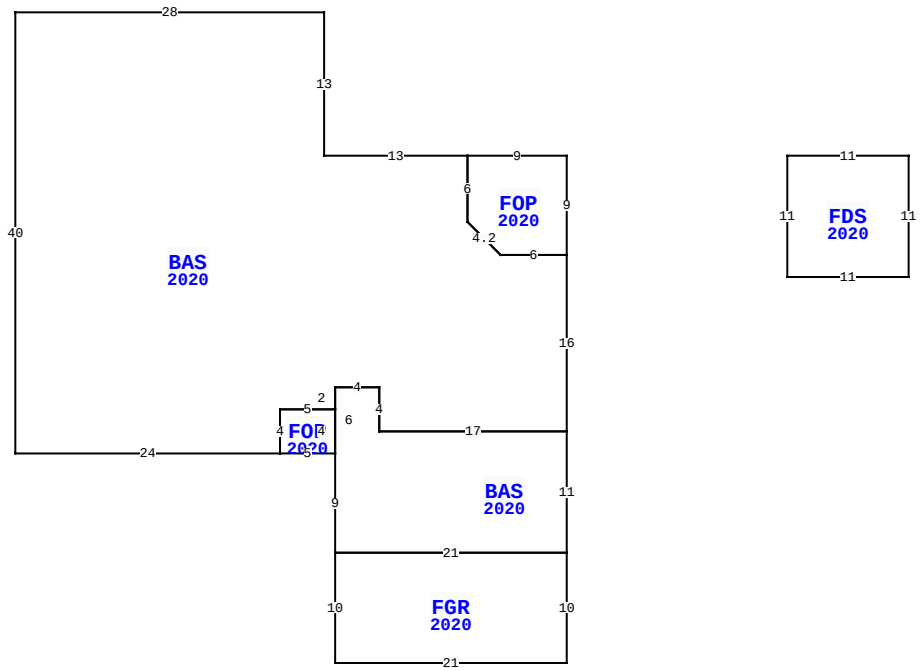
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	247	100	247	33,850
BAS	1,560	100	1,560	213,791
FDS	121	75	91	12,471
FGR	210	55	116	15,897
FOP	20	30	6	822
FOP	77	30	23	3,152
TOTALS	2,235		2,043	279,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,043	112.1610	140.20	286,429	2020	2020	0	0	0	2.25	97.75

1 SNGL FAM – 100% - 2021 Heated Area: 1807 HX Base Yr 2021



272336 CONNER NELSON RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		279,984
TOTAL MARKET OB/XF VALUE		7,793
TOTAL LAND VALUE - MARKET		35,400
TOTAL MARKET VALUE		323,177
SOH/AGL Deduction		80,712
ASSESSED VALUE		242,465
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		192,465
TOTAL JUST VALUE		323,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002070	CO ISSUED	0	03/06/2020
19009655	NEW CONSTR	212,303	09/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2356/1905	4/23/2020	WD	Q	I	01	283,100

GRANTOR: B Y FRANKLIN PROPERTI
GRANTEE: DUNLAP CONNIE & TOM

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W9 BAS=[YR=2020] W13 N13 W28 S40 E24
FOP=[YR=2020] E5 BAS=[YR=2020] S9 FGR=[YR=2020] S10 E21 N10 W21$ E21 N11 W17 N4 W4 S6$ N4 W5 S4$ N4 E5 N2 E4 S4 E17 N16 W6 U3 L3 N6$ S6 D3 R3 E6 N9$ PTR=E20 FDS=[YR=2020] E11 S11 W11 N11$ W20$.

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
1	0812	CONCRETE C	0	100	0	0	1,968.00	SF	4.00	4.00	100	2020	2020	3	99	7,793	

LAND DESCRIPTION

TOTAL OB/XF 7,793

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	100		OR	0.00	0.00	1.18	AC		1.00	1.00	1.00	30,000.00	30,000.00	35,400							

REVIEW DATE 06/25/2020 BY TW Total Acres: 1.18 Total Land Value: 35,400 Market: 0 Agricultural: 0 Common: 35,400 PRINTED 08/06/2024 BY SYS