LOT 4
COUNTRY MEADOWS OR 2281/1810

**BEASLEY LARRY**
272328 CONNER NELSON RD
HILLIARD, FL 32046

**2024**

**04-3N-23-2022-0004-0000**

## NASSAU COUNTY PROPERTY



## 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 | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

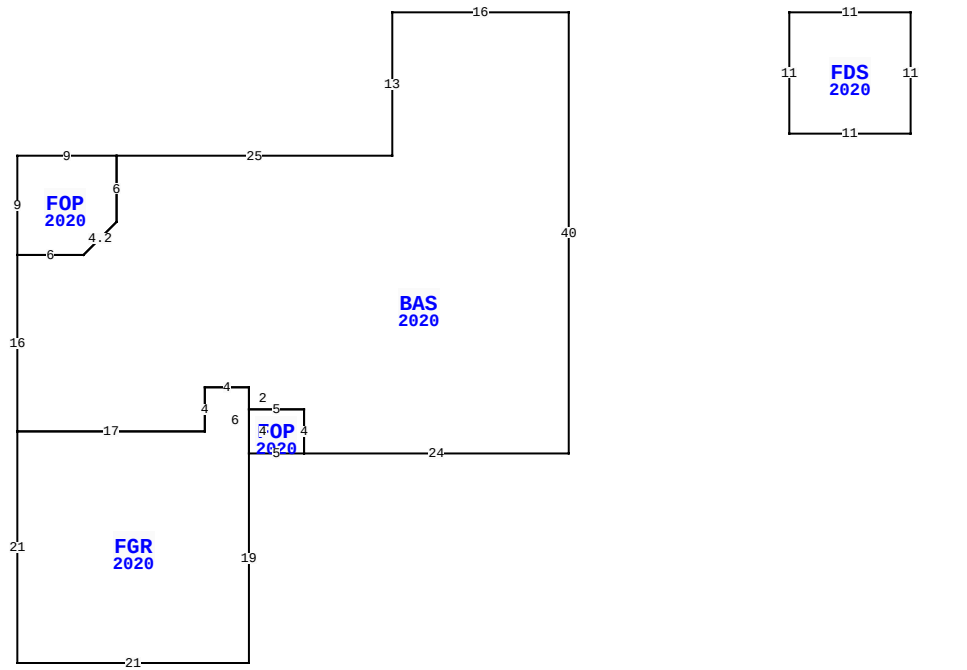
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,404 | 100 | 1,404 | 187,252 |
| FDS | 121 | 75 | 91 | 12,137 |
| FGR | 457 | 55 | 251 | 33,475 |
| FOP | 20 | 30 | 6 | 801 |
| FOP | 77 | 30 | 23 | 3,067 |
| TOTALS | 2,079 | | 1,775 | 236,732 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,775 | 109.1550 | 136.44 | 242,181 | 2020 | 2020 | 0 | 0 | 0 | 2.25 | 97.75 |

1 SNGL FAM – 100% - 2021 Heated Area: 1404 HX Base Yr 2021




272328 CONNER NELSON RD, HILLIARD

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 236,732 |
| TOTAL MARKET OB/XF VALUE | | 8,348 |
| TOTAL LAND VALUE - MARKET | | 36,000 |
| TOTAL MARKET VALUE | | 281,080 |
| SOH/AGL Deduction | | 60,244 |
| ASSESSED VALUE | | 220,836 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 170,836 |
| TOTAL JUST VALUE | | 281,080 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 270,973 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20001553 | CO ISSUED | 0 | 02/20/2020 |
| 19008986 | NEW CONSTR | 187,678 | 08/20/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2344/0856 | 3/02/2020 | WD | Q | I | 01 | 235,800 |

GRANTOR: B Y FRANKLIN PROPERTI
GRANTEE: BEASLEY LARRY

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W16 S13 W25 FOP=[YR=2020] W9 S9 E6 U3 R3 N6$ S6 D3 L3 W6 S16 FGR=[YR=2020] S21 E21 N19 FOP=[YR=2020] E5 N4 W5 S4$ N6 W4 S4 W17$ E17 N4 E4 S2 E5 S4 E24 N40$ 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 | 2,108.00 | SF | 4.00 | 4.00 | 100 | 2020 | 2020 | 3 | 99 | 8,348 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,348

| 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 | 1.20 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 36,000 | | | | | | | |

REVIEW DATE 06/25/2020 BY TW Total Acres: 1.20 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/06/2024 BY SYS