LOT 5
COUNTRY MEADOWS OR 2281/1810

FLYNN JAMES EUGENE III & FAITH LYNN ET AL/HOWARD J
272320 CONNER NELSON RD
HILLIARD, FL 32046

2024

04-3N-23-2022-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

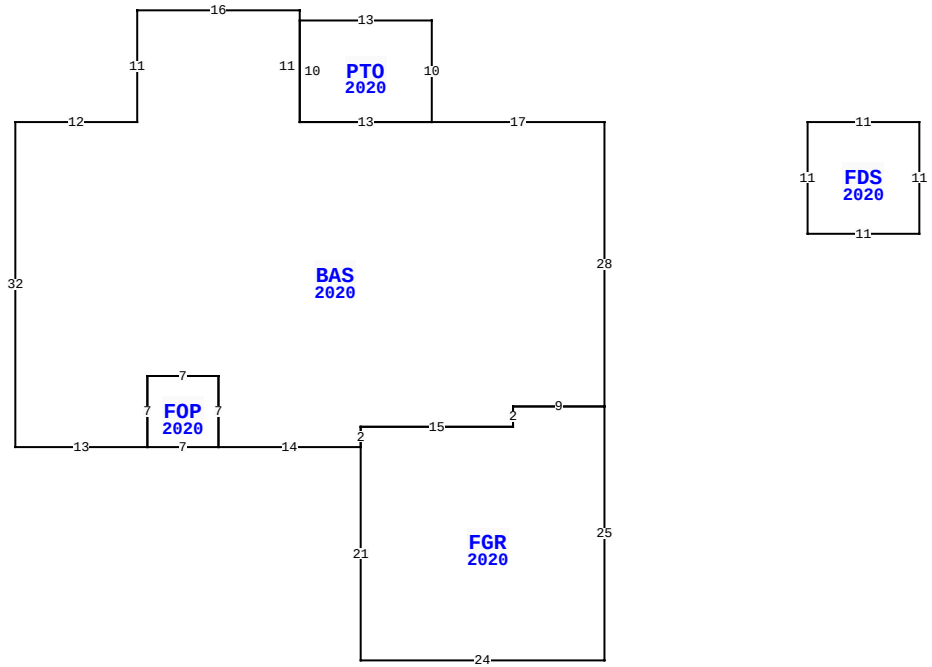
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,917	100	1,917	268,807
FDS	121	75	91	12,760
FGR	570	55	314	44,030
FOP	49	30	15	2,104
PTO	130	5	6	842
TOTALS	2,787		2,343	328,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,343	114.7580	143.45	336,103	2020	2020	0	0	0	2.25	97.75

1 SNGL FAM – 50% - 2024 Heated Area: 1917 HX Base Yr 2021



272320 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		328,541
TOTAL MARKET OB/XF VALUE		6,835
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		371,376
SOH/AGL Deduction		0
ASSESSED VALUE		371,376
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		321,376
TOTAL JUST VALUE		371,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010812	CO ISSUED	0	11/06/2020
20005746	NEW CONSTR	332,621	07/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2421/0030	12/29/2020	WD	Q	I	01	279,800

GRANTOR: B Y FRANKLIN PROPERTI
GRANTEE: FLYNN JAMES EUGENE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W17 PTO=[YR=2020] N10 W13 S10 E13$ W13 N11 W16 S11 W12 S32 E13 FOP=[YR=2020] E7 N7 W7 S7$ N7 E7 S7 E14 FGR=[YR=2020] S21 E24 N25 W9 S2 W15 S2$ N2 E15 N2 E9 N28$ 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	50	0	0	1,726.00	SF	4.00	4.00	100	2020	2020	3	99	6,835	

LAND DESCRIPTION

TOTAL OB/XF 6,835

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	50		OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	30,000.00	30,000.00	36,000							

REVIEW DATE 01/07/2021 BY TW Total Acres: 1.20 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/06/2024 BY SYS