

PT OF SE1/4 OF NE1/4 OF
SEC 10-3N-23E IN OR 1936/1626
& OR 2465/1998

HENDRICKSON PEARL D & DEREK G
27777 CONNER NELSON RD
HILLIARD, FL 32046-9803

2024

10-3N-23-0000-0003-0050



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
Exterior Wall	15	CONC BLOCK 100	0100	01	1,978	109.7600	104.27	206,246	1982	1982	0	0	20.50	79.50	VALUATION BY STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2013													Heated Area: 1770														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2013														
Interior Wall	05	DRYWALL 100																												
Interior Floop	11	CLAY TILE 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2 100																												
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																							
NEIGHBORHOOD/LOC			9001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,770	100	1,770	146,724																										
FCP	198	25	50	4,145																										
FCP	480	25	120	9,947																										
FOP	128	30	38	3,150																										
TOTALS			2,576	1,978	163,966																									
EXTRA FEATURES			27777 CONNER NELSON RD, HILLIARD																											
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													
2	0812	CONCRETE C	0	100	0	0	1,145.00	SF	4.00	4.00	100	1982	1982	3	38	1,740														
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803														
4	2701	QUONSET GD	0	100	19	18	342.00	SF	15.00	15.00	100	2001	2001	3	48	2,462														
LAND DESCRIPTION																		TOTAL OB/XF 6,005												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000													
2	000115	C	SFR ACRES	100		OR	0.00	0.00	2.14	AC		1.00	1.00	1.00	30,000.00	30,000.00	64,200													
REVIEW DATE 02/06/2024 BY WWA Total Acres: 5.14 Total Land Value: 139,200 Market: 0 Agricultural: 0 Common: 139,200 PRINTED 08/06/2024 BY SYS																														

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 3 of 4											
ELEMENT		CD		05		AVERAGE 100		0820		02		1,287		120.0000		84.00		108,108		1986		1986		0		0		70.00		30.00	
Exterior Wall		03		GABLE/HIP 100		3 M/H 93- - 0% - 2013		Heated Area: 1188		HX Base Yr 2013																					
Roof Structur		11		SLATE 100																											
Roof Cover		04		PLYWOOD 100																											
Interior Wall		09		PINE WOOD 90																											
Interior Floo		08		SHT VINYL 10																											
Interior Floo		03		CENTRAL 100																											
Air Condition		04		AIR DUCTED 100																											
Heating Type																															
Bedrooms				3 100																											
Bathrooms				2 100																											
Frame		02		WOOD FRAME 100																											
Stories		0		0 100																											
Units				0 100																											

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