PT OF LOTS 61 & 62
IN OR 2429/423
CORNWALL SURVEY SEC 11-3N-23E

HADDEN JAMES L
271041 CONNER NELSON RD
HILLIARD, FL 32046

2024

10-3N-23-2020-0061-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

271041 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	0
TOTAL MARKET OB/XF VALUE	15,084
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	60,084
SOH/AGL Deduction	6,597
ASSESSED VALUE	53,487
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,487
TOTAL JUST VALUE	60,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2429/0423	10/27/2020	QC	U	I	11	100

GRANTOR: HADDEN DEWEY & MILDRE

GRANTEE: HADDEN JAMES L

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
3	1242	WD DECK A	0	0	0	0	130.00	SF	10.00	10.00	100	2017	2017	3	78	1,014	
4	0753	UEP	0	0	14	12	168.00	SF	22.00	22.00	100	2009	2009	3	56	2,070	

LAND DESCRIPTION

TOTAL OB/XF 15,084

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	0		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,000							

REVIEW DATE 04/14/2021 BY TWA Total Acres: 1.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS