LOT 11 LYING W OF CONNER
NELSON RD IN OR 2593/356
CORNWALL SURVEY S/D OF

MURPHY JOHNATHAN & MARLAINA
9707 CISCO DR NE
JACKSONVILLE, FL 32219

2024

11-3N-23-2020-0011-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

27394 CONNER NELSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	122,200
TOTAL MARKET VALUE	122,200
SOH/AGL Deduction	0
ASSESSED VALUE	122,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,200
TOTAL JUST VALUE	122,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003855	PRIVATE PROVIDER	396,873	04/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2593/0356	9/19/2022	WD	Q	V	01	120,000
GRANTOR: GEIGER ZENOUS RICHARD						
GRANTEE: MURPHY JOHNATHAN &						
2089/1798	12/14/2016	TD	U	V	37	15,000
GRANTOR: CASSIDY IRREVOCABLE T						
GRANTEE: GEIGER ZENOUS RICHA						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0		OR			6.11	AC		1.00	1.00	1.00	20,000.00	20,000.00	122,200							

REVIEW DATE 07/19/2022 BY TWA Total Acres: 6.11 Total Land Value: 122,200 Market: 0 Agricultural: 0 Common: 122,200 PRINTED 08/06/2024 BY SYS