

LOT 13
IN OR 1443/1794
ESMT IN OR 523/650

HERRINGTON CLIFF ALEXANDER & HEATHER
27282 CONNER NELSON ROAD
HILLIARD, FL 32046

2024

11-3N-23-2020-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	2	100
Bathrooms	1	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	1,288	100	1,288	82,519
FSP	144	40	58	3,716
UGR	392	45	176	11,276
USP	200	30	60	3,844
TOTALS	2,024		1,582	101,356

EXTRA FEATURES														
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
1	0940	SHEDS/PORT	0	100	12	10			30.00	100	1990	1990	3	20

LAND DESCRIPTION														
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
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	1,582	88.7400	84.30	133,363	1970	1975	0	0	0	24.00	76.00		
1 SINGLE FAM - 100% - 0														
Heated Area: 1288														
HX Base Yr														
BAS 1993														
FSP 1993														
UGR 1993														
USP 1993														

27282 CONNER NELSON RD, HILLIARD	BLD DATE		LGL DATE	06/16/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														PAGE 1 of 1 4
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										101,356				
TOTAL MARKET OB/XF VALUE										720				
TOTAL LAND VALUE - MARKET										150,000				
TOTAL MARKET VALUE										252,076				
SOH/AGL Deduction										156,233				
ASSESSED VALUE										95,843				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										45,843				
TOTAL JUST VALUE										252,076				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										246,534				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008962	NEW ROOF	11,325	07/09/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1443/1794	9/12/2006	QC U	I	I	01	31,500			
GRANTOR: HERRINGTON CLIFF ALEX									
GRANTEE: HERRINGTON CLIFF AL									
0371/0459	10/01/1982	LE U	I			100			
GRANTOR:									
GRANTEE:									

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1993] W46 S28 E20 FSP=[YR=1993] S8 E18 N8W18\$ E26														
UGR=[YR=1993] E14 N28 W14S28\$ N28\$ USP=[YR=1993] N10 W20														
S10E20\$.														