LOT 23
IN OR 2149/643
CORNWALL SURVEY

NELSON TRAVIS & ELENI
29023 GOLDEN PENNY TRAIL
HILLIARD, FL 32046

2024

11-3N-23-2020-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

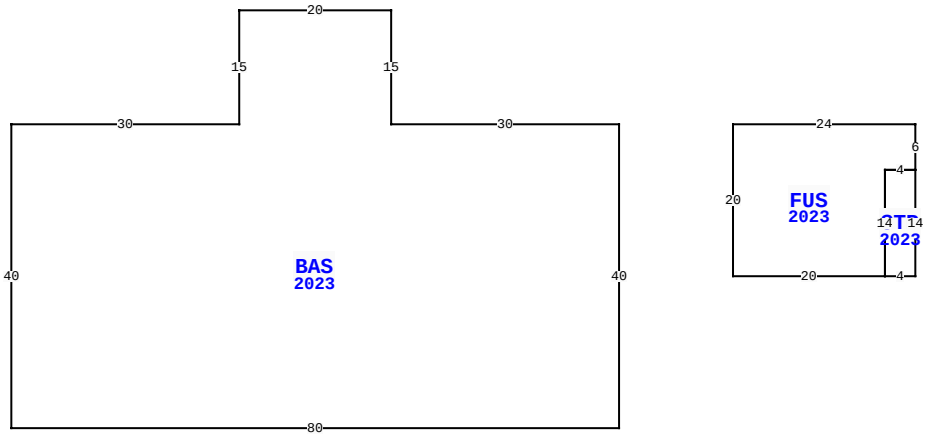
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	05	STEEL 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,500	100	3,500	356,090
FUS	424	100	424	43,138
STR	56	10	6	610
TOTALS	3,980		3,930	399,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,930	81.3960	101.74	399,838	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 3924 HX Base Yr



27479 CONNER NELSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	399,838
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	201,000
TOTAL MARKET VALUE	434,833
SOH/AGL Deduction	0
ASSESSED VALUE	434,833
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	434,833
TOTAL JUST VALUE	600,838
NCON VALUE	399,838
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004778	CO ISSUED	0	04/13/2023
22002814	NEW CONSTR	637,819	02/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2149/0643	9/01/2017	WD	Q	V	01	50,000

GRANTOR: GEIGER ZENOUS RICHARD
GRANTEE: NELSON TRAVIS & ELE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023] W30 N15 W20 S15 W30 S40 E80 N40$ PTR=E15
FUS=[YR=2023] E24 S6 STR=[YR=2023] S14 W4 N14 E4$ W4 S14 W20 N20$ W15$.

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	005000	C	RURAL HOME	0		OR			1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	555.00	555.00	4,995							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000							

REVIEW DATE 06/15/2023 BY MLU Total Acres: 10.00 Total Land Value: 34,995 Market: 171,000 Agricultural: 4,995 Common: 30,000 PRINTED 08/06/2024 BY SYS