



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 100	
Units	0 100	
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	5000IMPROVED AG	

MAP NUM	MKT AREA	09
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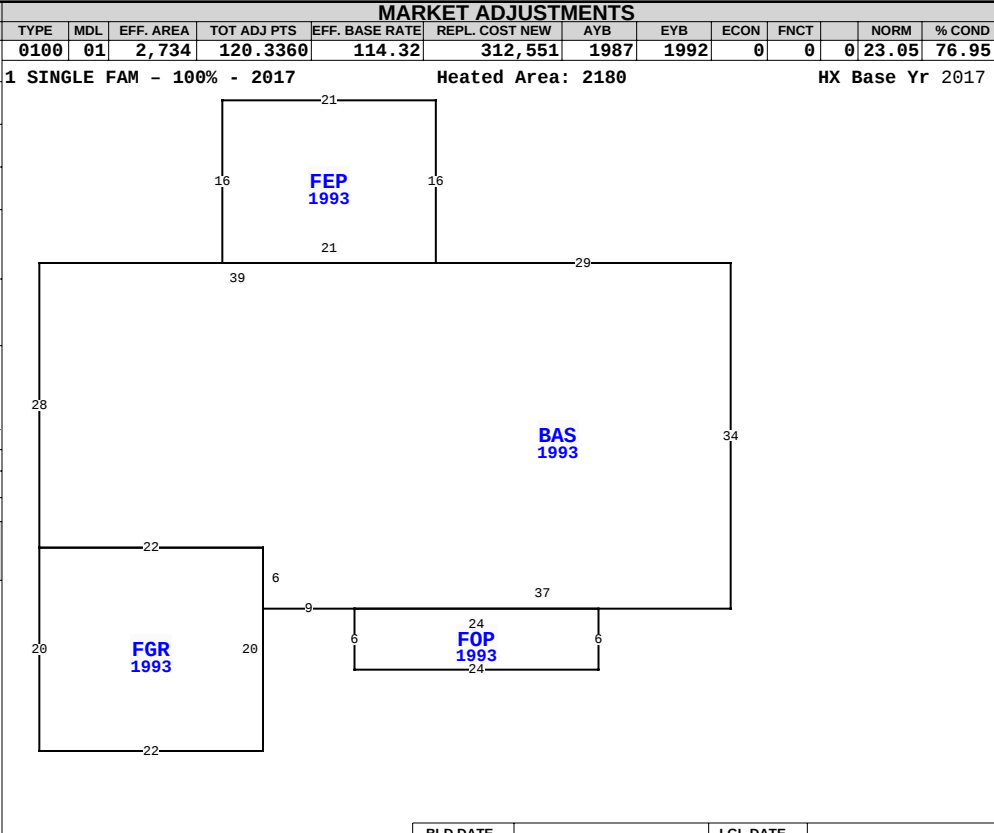
NEIGHBORHOOD/LOC	9001.00	
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2,180	191,773
FEP	336	80	269	23,664
FGR	440	55	242	21,288
FOP	144	30	43	3,783

TOTALS	3,100	2,734	240,508
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	27	30	810.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	38	4	152.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	16	18	288.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	100	33	4	132.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	2.00	AC	
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	37.00	AC	
3	009530	C	POND	100		OR	0.00	0.00	1.00	AC	
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	37.00	AC	



3800 CONNER COLLINS RD, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
2	0810	CONCRETE A	0	100	27	30	810.00	SF	6.50	6.50	100	1987	1987	3	52	2,738	
3	0810	CONCRETE A	0	100	38	4	152.00	SF	6.50	6.50	100	1987	1987	3	52	514	
4	0810	CONCRETE A	0	100	16	18	288.00	SF	6.50	6.50	100	1987	1987	3	52	973	
5	0810	CONCRETE A	0	100	33	4	132.00	SF	6.50	6.50	100	1987	1987	3	52	446	

TOTAL OB/XF												6,841					
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
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	37.00	AC		1.00	1.00	1.00	370.00	370.00	13,690
3	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	37.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	296,000

NASSAU COUNTY PROPERTY												PAGE 1 of 1					
VALUATION SUMMARY												STANDARD					
VALUATION BY												Tax Group: 6					
BUILDING MARKET VALUE												Tax Dist:					
TOTAL MARKET OB/XF VALUE												240,508					
TOTAL LAND VALUE - MARKET												358,500					
TOTAL MARKET VALUE												323,539					
SOH/AGL Deduction												143,296					
ASSESSED VALUE												180,243					
TOTAL EXEMPTION VALUE												HX HB					
BASE TAXABLE VALUE												50,000					
TOTAL JUST VALUE												130,243					
NCON VALUE												605,849					
INCOME VALUE												0					
PREVIOUS YEAR MKT VALUE												595,742					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001322	ALUMINUM PAN ROOF	9,573	02/02/2024
230007536	ROOF	17,000	06/12/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2653/1636	7/07/2023	WD	U	I	11	100	
GRANTOR: HIGGINBOTHAM JANET GA							
GRANTEE: HIGGINBOTHAM JANET							
2603/1873	11/17/2022	SW	U	I	11	100	
GRANTOR: CONNER JANET H N/K/A							
GRANTEE: HIGGINBOTHAM JANET							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W29 FEP=[YR=1993] N16 W21 S16 E21\$ W39 S28											
FGR=[YR=1993] S20 E22 N20 W22\$ E22 S6 E9 FOP=[YR=1993] S6 E24											
N6 W24\$ E37 N34 \$.											