

BMC PROTECTION TRUST/CONNER BETTINA MARIE TRUSTEE
45280 STRATTON RD
CALLAHAN, FL 32011

29-2N-25-3120-0052-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		1				
VALUATION SUMMARY																
VALUATION BY											STANDARD					
Tax Group: 1						Tax Dist:										
BUILDING MARKET VALUE													271,778			
TOTAL MARKET OB/XF VALUE													9,192			
TOTAL LAND VALUE - MARKET													72,100			
TOTAL MARKET VALUE													353,070			
SOH/AGL Deduction													119,550			
ASSESSED VALUE													233,520			
TOTAL EXEMPTION VALUE													0			
BASE TAXABLE VALUE													233,520			
TOTAL JUST VALUE													353,070			
NCON VALUE													0			
INCOME VALUE																
PREVIOUS YEAR MKT VALUE													257,556			
PERMIT NUM				DESCRIPTION				AMT			ISSUED					
B012349				XFOB				0			06/01/2001					
2349				MH MOVE-ON				0			06/01/2001					
COPY				REPAIR/RRF				0			04/01/2001					
2026				ADDITION				2,800			01/07/1997					
2263				H/AC				3,900			12/02/1988					
SALES DATA																
OFF RECORD Number			DATE		TYPE INST	Q U	V I	RSN CD		SALE PRICE						
2663/1647			8/22/2023		WD	U	I	11		100						
GRANTOR: CONNER ROBERT H II &																
GRANTEE: BMC PROTECTION TRUS																
2174/0541			1/25/2018		WD	U	I	37		85,000						
GRANTOR: HOWARD EWELL B & FRED																
GRANTEE: CONNER ROBERT H II																
BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=1993;ORIG=-48,22] S26 S4 E3 S17 E12 E23 N10 E8 N7 W16																
N25 W15 N5 W15 \$																
UGR=[YR=1993;ORIG=-10,0] N4 W38 S26 E38 N22 \$																
FUS=[YR=1993;ORIG=15,52] E35 S17 W35 N17 \$																
FUS=[YR=1993;ORIG=50,17] N17 W38 S17 E13 N6 E14 S6 E11 \$																
FSP=[YR=1995;ORIG=-2,52] N23 W16 S23 E16 \$																
FEP=[YR=1993;ORIG=-54,52] W6 S17 E15 N17 W9 \$																
UOP=[YR=2002;ORIG=0,0] W10 S18 E10 N18 \$																
BAS=[YR=2002;ORIG=-10,69] E12 N17 W4 S7 W8 S10 \$																
FOP=[YR=1993;ORIG=-33,69] S6 E8 N6 W8 \$																
UOP=[YR=1993;ORIG=-48,48] W6 S4 E6 N4 \$																
PTR=[ORIG=0,0] E30 W30 \$																
LAND ALUE		OTHER ADJUSTMENTS AND NOTES			YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
72,100																
Common: 72,100																
PRINTED 08/06/2024 BY SYS																