



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,581	100	1,581	162,428
BAS	720	100	720	73,971
FCP	1,860	25	465	47,773
FOP	510	30	153	15,719

TOTALS	4,671		2,919	299,889
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0680	POLE SHED	0 100	44	14	616.00	SF	10.00	
2	0350	CARPORT WD	0 100	24	20	480.00	SF	13.00	
3	0940	SHEDS/PORT	0 100	24	10	240.00	SF	30.00	
4	0680	POLE SHED	0 100	44	13	572.00	SF	10.00	
5	0681	POLE SHED	0 100	24	13	312.00	SF	15.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	24.00
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	15.00
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	39.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,919	95.8518	119.81	349,725	1992	2004	0	0	0	14.25	85.75
1 SNGL FAM - 100% - 0 Heated Area: 2301 HX Base Yr												
30 51 18 31 31 40 40 10 18 51 51 10 62 41 21 30 BAS 1993 BAS 2014 FOP 1993 FCP 2014												

26340 DEMPSEY CONNER 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	0680	POLE SHED	0 100	44	14	616.00	SF	10.00	10.00	100	1993	1993	3	20	1,232	
2	0350	CARPORT WD	0 100	24	20	480.00	SF	13.00	13.00	100	1993	1993	3	20	1,248	
3	0940	SHEDS/PORT	0 100	24	10	240.00	SF	30.00	30.00	100	1993	1993	3	20	1,440	
4	0680	POLE SHED	0 100	44	13	572.00	SF	10.00	10.00	100	1993	1993	3	20	1,144	
5	0681	POLE SHED	0 100	24	13	312.00	SF	15.00	15.00	100	1993	1993	3	20	936	

TOTAL OB/XF										6,000						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	24.00	AC		1.00	1.00	1.00	415.00	415.00
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	190.00	190.00
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	39.00	AC		1.00	1.00	1.00	8,000.00	8,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										299,889				
TOTAL MARKET OB/XF VALUE										6,000				
TOTAL LAND VALUE - MARKET										342,000				
TOTAL MARKET VALUE										348,699				
SOH/AGL Deduction										167,019				
ASSESSED VALUE										181,680				
TOTAL EXEMPTION VALUE										55,000				
BASE TAXABLE VALUE										126,680				
TOTAL JUST VALUE										647,889				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										635,388				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328067	ADDITION	104,645	12/01/2013
B24913	REPAIR/RRF	17,445	07/01/2011
6641	NEW CONSTR	51,715	08/01/1990

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2623/0872	2/27/2023	LE	U	I	11	100			
GRANTOR: CONNER KATHY R									
GRANTEE: CREWS GAVIN DEL & P									
1559/1703	4/07/2008	WD	U	I	01	100			
GRANTOR: CONNER LAGREE DELBERT									
GRANTEE: CONNER LAGREE DELBE									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W18 BAS=[YR=1993] W51 FCP=[YR=2014] W30 S62 E30 N21 FOP=[YR=1993] E51 N10 W51 S10\$ N41\$ S31 E51 N31\$ S40 E18 N40\$.									