

PT OF LOTS 45 46 47 & 48
L/E OR 1137/930
EX S-3 OF LOTS 45-48

BELL RONALD LESTER
272832 CONNER NELSON ROAD
HILLIARD, FL 32046

2024

33-4N-23-2020-0045-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

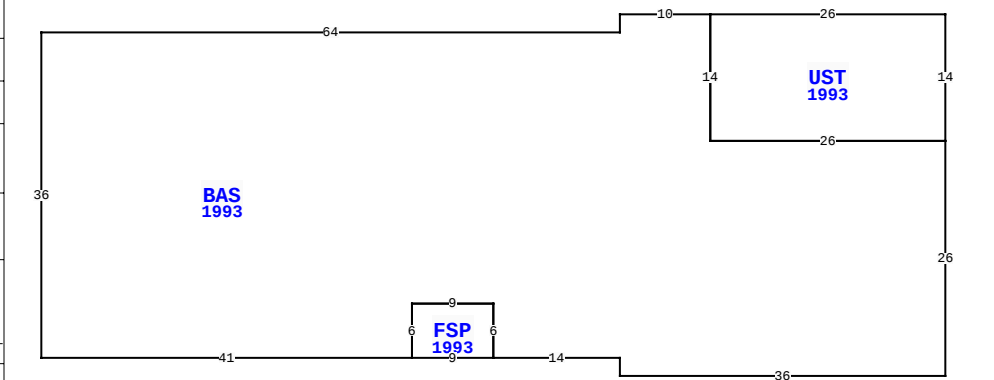
Quality			03	Quality Level 03
DOR CODE			0100	SINGLE FAMILY
MAP NUM		MKT AREA		09
NEIGHBORHOOD/LOC			9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,326	100	3,326	204,749
FSP	54	40	22	1,354
UST	364	45	164	10,096
TOTALS				
	3,744		3,512	216,198

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	21	16	336.00	SF	35.00	35.00	
2	0350	CARPORT WD	0	100	50	21	1,050.00	SF	13.00	13.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0811	CONCRETE B	0	100	0	0	942.00	SF	5.20	5.20	
5	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	
6	0351	CARPORT MT	0	100	40	32	1,280.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	18.95	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,512	81.0000	76.95	270,248	1971	1972	0	0	0 20.00	80.00
1 SINGLE FAM - 100% - 2008											
Heated Area: 3326											
HX Base Yr 2008											



BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
272832 CONNER NELSON RD, HILLIARD			05/19/2023 MLU		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		216,198	
TOTAL MARKET OB/XF VALUE		11,070	
TOTAL LAND VALUE - MARKET		265,300	
TOTAL MARKET VALUE		492,568	
SOH/AGL Deduction		269,867	
ASSESSED VALUE		222,761	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		172,761	
TOTAL JUST VALUE		492,568	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		482,585	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1137/0930	5/14/2003	LE	U	I	18
GRANTOR: BELL ANNIE M L/E					
GRANTEE: BELL RONALD LESTER					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
UST=[YR=1993] W26 BAS=[YR=1993] W10 S2 W64 S36 E41											
FSP=[YR=1993] E9 N6 W9 S6\$ N6 E9 S6 E14 S2 E36 N26 W26 N14\$											
S14 E26 N14\$.											