

PT OF LOTS 45 46 47 48 49 50
51 52 & 53 SOUTH OF SR 121
BEING PARCELS 1 & 2

JAMES TOMMY L & KRISTINA G
272849 CONNER NELSON ROAD
HILLIARD, FL 32046

2024

33-4N-23-2020-0045-0030



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
Exterior Wall	10	ABOVE AVG 100	0900	01	2,192	107.6040	134.50	294,824	2017	2017	0	0	0	2.50	97.50	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2018														Heated Area: 1890													
Roof Cover	12	MODULAR MT 100															HX Base Yr 2018													
Interior Wall	05	DRYWALL 100																												
Interior Floop	11	CLAY TILE 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2 100																												
Frame	02	WOOD FRAME 100																												
Stories	0	0 100																												
Units		0 100																												
Occupancy	00	NONE 100																												
Quality			01	Quality Level 01																										
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	1,890	100	1,890	247,850																										
FOP	504	30	151	19,802																										
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TOTALS			2,898	2,192	287,453																									
EXTRA FEATURES					272849 CONNER NELSON RD, HILLIARD																									
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	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	3,920															
2	0681	POLE SHED	0 100	60	56	3,360.00	SF	15.00	15.00	100	2021	2021	3	95	47,880															
3	0940	SHEDS/PORT	0 100	24	12	288.00	SF	30.00	30.00	100	2018	2018	3	82	7,085															
4	0681	POLE SHED	0 100	24	12	288.00	SF	15.00	15.00	100	2020	2020	3	93	4,018															
LAND DESCRIPTION																														
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000115	C	SFR ACRES	100		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000													
REVIEW DATE 11/08/2021 BY TW																														
Total Acres: 10.00					Total Land Value: 190,000					Market: 0					Agricultural: 0					Common: 190,000					PRINTED 08/06/2024 BY SYS					

SALES DATA												
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE						
2102/0234	8/19/2016	WD	U	V	11	100						
GRANTOR: BELL GEORGE JEFFERSON												
GRANTEE: JAMES TOMMY L & KRI												
2067/0320	8/19/2016	WD	Q	V	05	74,900						
GRANTOR: BELL GEORGE J & SUSAN												
GRANTEE: JAMES TOMMY L & KRI												
BUILDING NOTES												
BUILDING DIMENSIONS												
FOP=[YR=2017] W63 S8 BAS=[YR=2017] S30 FOP=[YR=2017] S8 E63 N8 W63\$ E63 N30 W63\$ E63 N8\$.												