

CONNER GERALD RYAN & AMANDA BLAKE
18518 CONNER RD
HILLIARD, FL 32046

34-2N-23-0000-0007-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	STANDARD														
Exterior Wall	05	AVERAGE	100	0100	01	1,992	100.4304	95.41	190,057	1950	1990	0	0	15.50	84.50	Tax Group: 6	Tax Dist:												
Roof Structur	03	GABLE/HIP	100	1 SINGLE FAM - 0% - 2024										Heated Area: 1632					HX Base Yr										
Roof Cover	03	COMP SHNGL	100																										
Interior Wall	02	WALL BD/WD	70																										
Interior Wall	05	DRYWALL	30																										
Interior Floo	14	CARPET	90																										
Interior Floo	08	SHT VINYL	10																										
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	04	Quality Level	04																										
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	1,632	100	1,632	131,574																									
FOP	128	30	38	3,064																									
FSP	144	40	58	4,676																									
UGR	528	45	238	19,188																									
UOP	128	20	26	2,096																									
TOTALS	2,560		1,992	160,598																									
EXTRA FEATURES				18518 CONNER RD, HILLIARD										BLD DATE					LGL DATE										
														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	0510	GARAGE WD-	0	0	20	30		600.00	SF	35.00		35.00	100	1975	1975	3	20	4,200											
2	0751	UOP	0	0	20	9		180.00	SF	3.00		3.00	100	1976	1976	3	20	108											
3	0812	CONCRETE C	0	0	0	0		1,362.00	SF	4.00		4.00	100	1980	1980	3	32.5	1,771											
TOTAL OB/XF																	6,079												
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	0		OR			6.87	AC		1.00	1.00	1.00	19,000.00	19,000.00	130,530												
REVIEW DATE 03/31/2020 BY TWA Total Acres: 6.87 Total Land Value: 130,530 Market: 0 Agricultural: 0 Common: 130,530 PRINTED 08/06/2024 BY SYS																													