



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	PAGE 1 of 1										
Exterior Wall	20	FACE BRICK 100	0900	01	2,428	114.2190	142.77	346,646	1995	2000	0	0	0	17.25	82.75	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2017													Heated Area: 1568									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2017									
Interior Wall	05	DRYWALL 100																							
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		2.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units		0 100																							
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	1,568	100	1,568	185,247																					
FDG	625	60	375	44,304																					
FGR	682	55	375	44,304																					
FOP	168	30	50	5,908																					
FOP	201	30	60	7,088																					
TOTALS			3,244	2,428	286,850																				
EXTRA FEATURES			18880 CONNER 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695										
2	0812	CONCRETE C	0 100	0	0	1,312.00	SF	4.00	4.00	100	1995	1995	3	70	3,674										
3	1127	BRICK 8"	0 100	2	2	4.00	SF	11.00	11.00	100	1997	1997	3	92	40										
4	0462	ST/AL FNC	0 100	11	4	44.00	SF	10.00	10.00	100	1997	1997	3	25	110										
5	0681	POLE SHED	0 100	24	16	384.00	SF	15.00	15.00	100	2005	2005	3	40	2,304										
6	0812	CONCRETE C	0 100	0	0	2,672.00	SF	4.00	4.00	100	2005	2005	3	86	9,192										
TOTAL OB/XF 18,015																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000								
REVIEW DATE 08/09/2021 BY TWA Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																									

VALUATION BY

Tax Group: 6

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

286,850

18,015

75,000

379,865

179,846

200,019

50,000

150,019

379,865

0

368,526

PERMIT NUM

DESCRIPTION

AMT

ISSUED

21016811

SHINGLES

0

12/03/2021

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / V

I / I

RSN CD

SALE PRICE

2087/0678

12/02/2016

WD Q I 01

252,000

GRANTOR: BURNSED MIKE A & TAMM

GRANTEE: JACKSON KEITH LAMAR

0727/0834

4/11/1995

WD Q V

15,000

GRANTOR: CONNER JIMMIE

GRANTEE: BURNSED MIKE & TAMM

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1995] W42 BAS=[YR=1995] N11 W27 S15 FGR=[YR=1995] S25

E22 N3 E6 N22 W28\$ E28 S26 FOP=[YR=1995] S6 E28 N6 W28\$ E28

S10 E13 N35 W30 N1 W9 S1 W3 N5\$ S5 E3 N1 E9 S1 E30 N5\$

PTR=E15 FDG=[YR=1995] E25 S25 W25 N25\$ W15\$.