BLK 2 LOT 3 & N1/2 OF R/W
LYING S THEREOF ABND BY
RES #2002-134

CONNORS TRACY D & FAITH R
5707 NW 50TH PL
GAINESVILLE, FL 32653

2024

49-4N-25-4260-0002-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	06	Quality Level 06

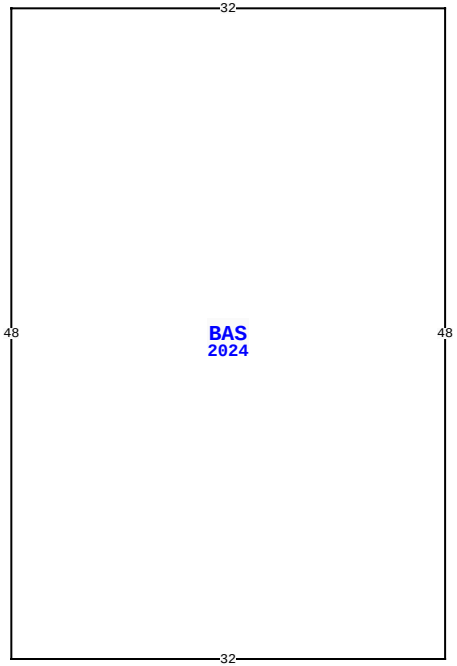
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	1,536	50,561
TOTALS	1,536		1,536	50,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,536	95.0130	33.25	51,072	2023	2023	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2024 Heated Area: 1536 HX Base Yr



4965 BILL JOHNSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,561
TOTAL MARKET OB/XF VALUE	21,392
TOTAL LAND VALUE - MARKET	32,200
TOTAL MARKET VALUE	104,153
SOH/AGL Deduction	7
ASSESSED VALUE	104,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,146
TOTAL JUST VALUE	104,153
NCON VALUE	59,953
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012238	NEW CONSTR	806,524	08/10/2022
B2112266	DEMOLITION	8,000	09/14/2021
7362	REPAIR/RRF	5,000	07/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2484/1292	7/30/2021	WD	Q	I	01	105,000
GRANTOR: HOBBS GORDON F & CONN						
GRANTEE: CONNORS TRACY D & F						
0947/0489	8/29/2000	WD	Q	I		45,000
GRANTOR: MCCOOK C W & VIRGINIA						
GRANTEE: HOBBS GORDON & CONN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] E32 S48 W32 N48 $
.

EXTRA FEATURES

LN	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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	1900		100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	1900		100	6,000	
3	0812	CONCRETE C	0	0	0	0	2,348.00	SF	4.00	4.00	100	2024	2023		100	9,392	

LAND DESCRIPTION

TOTAL OB/XF 21,392

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000700	C	MISC RES	0	0006	OR	0.00	0.00	0.46	AC		1.00	1.00	2.00	35,000.00	70,000.00	32,200							

REVIEW DATE 05/14/2024 BY TW Total Acres: 0.46 Total Land Value: 32,200 Market: 0 Agricultural: 0 Common: 32,200 PRINTED 08/06/2024 BY SYS