E1/2 OF NW1/4 OF NW1/4 & NE1/4
OF NW1/4 OF SEC 3-1N-23E
BEING ONLY PT LYING WEST OF

CROSBY SABRINA K & NICOLAS J
18122 CONNER RD
HILLIARD, FL 32046

2025

03-1N-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

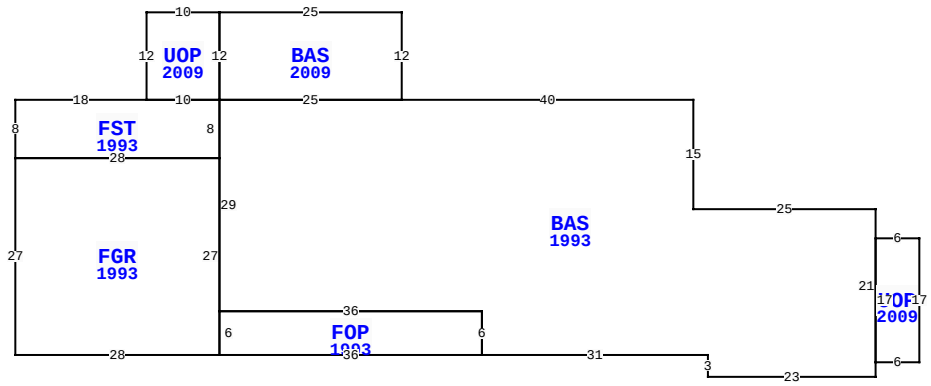
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,628	100	1993	2,628	229,179
BAS	300	100	2009	300	26,162
FGR	756	55	1993	416	36,278
FOP	216	30	1993	65	5,668
FST	224	55	1993	123	10,726
UOP	102	20	2009	20	1,744
UOP	120	20	2009	24	2,093
TOTALS	4,346			3,576	311,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,576	95.4000	125.93	450,326	1979	1979	0	0	0	30.75	69.25

1 SNGL FAM – 100% - 2024 Heated Area: 2928 HX Base Yr 2024



18122 CONNER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	08/29/2024 DC

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		311,851
TOTAL MARKET OB/XF VALUE		8,619
TOTAL LAND VALUE - MARKET		488,375
TOTAL MARKET VALUE		409,672
SOH/AGL Deduction		121,522
ASSESSED VALUE		288,150
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		237,428
TOTAL JUST VALUE		808,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		754,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/208	9/22/2023	QC	U	I	11	100
GRANTOR: HODGES DOUGLAS H JR &						
GRANTEE: CROSBY SABRINA K &						
2652/1558	6/29/2023	QC	U	I	11	100
GRANTOR: HODGES DOUGLAS J JR F						
GRANTEE: CROSBY SABRINA K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS1993= W25 N15 W40 BAS2009=
N12 W25 UOP2009= W10 S12
FST1993= W18 S8 FGR1993= S27
E28 FOP1993= E36 N6 W36 S6 $
N27 W28 $ E28 N8 W10 $ E10 N12
$ S12 E25 $ W25 S29 E36 S6 E31
S3 E23 N2 UOP2009= E6 N17 W6
S17 $ N21 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	42	1,470	
2	0510	GARAGE WD-	0	100	32	18	576.00	SF	26.25	26.25	100	1997	1997	3	24	3,629	
3	0680	POLE SHED	0	100	32	18	576.00	SF	10.00	10.00	100	1997	1997	3	24	1,382	
4	0681	POLE SHED	0	100	24	22	528.00	SF	15.00	15.00	100	2000	2000	3	27	2,138	

LAND DESCRIPTION

TOTAL OB/XF 8,619

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	005000	C	AGRICULTURAL	100		OR			1.75	AC		1.00	1.00	1.00	45,000.00	45,000.00	78,750							
2	006005	A	PASTURE - GR	100		OR			28.25	AC		1.00	1.00	1.00	370.00	370.00	10,452							
3	009910	M	MARKET VALUE	100		OR			28.25	AC		1.00	1.00	1.00	14,500.00	14,500.00	409,625							

REVIEW DATE 05/31/2022 BY TW Total Acres: 30.00 Total Land Value: 89,202 Market: 409,625 Agricultural: 10,452 Common: 78,750 PRINTED 07/30/2025 BY SYS