PT W1/2 OF W1/2 OF NW1/4 OF
SEC 3-1N-23E OF 1524/1250
ESMT IN OR 2496-1556

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

2025

03-1N-23-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

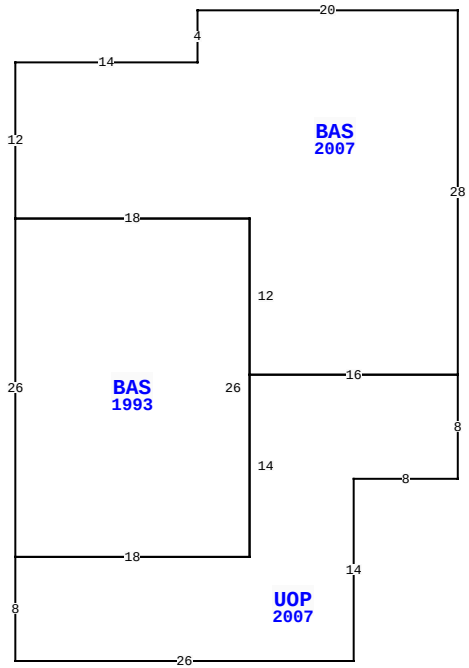
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	468	100	1993	468	45,530
BAS	680	100	2007	680	66,156
UOP	384	20	2007	77	7,491
TOTALS	1,532			1,225	119,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,225	133.2738	133.27	163,256	1920	1990	0	10	0	17.00	73.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1148 HX Base Yr



14255 COW PEN LN, HILLIARD

BLD DATE	02/05/2008 JH	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	12/08/2023 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	119,177
TOTAL MARKET OB/XF VALUE	32,643
TOTAL LAND VALUE - MARKET	225,600
TOTAL MARKET VALUE	209,180
SOH/AGL Deduction	2,819
ASSESSED VALUE	206,361
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,361
TOTAL JUST VALUE	377,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	351,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1524/1250	9/11/2007	QC	Q	V	06	100
GRANTOR: HODGES DOUGLAS J						
GRANTEE: CROSBY NICOLAS J &						
0144/0272	1/03/1947	WD	U	V	09	100
GRANTOR: CANADY MAIN & EMILY H						
GRANTEE: HODGES DOUGLAS J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W20S4W14S12BAS=[YR=1993] S26 UOP200
7=S8E26N14E8N8W16S14W18 $E18N26W18$E18S12E16N28$.

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	0940	SHEDS/PORT	0	0	16	12	192.00	SF	21.30	21.30	100	2002	2002	3	20	818	
2	0680	POLE SHED	0	0	16	11	176.00	SF	10.00	10.00	100	2002	2002	3	29	510	
3	0680	POLE SHED	0	0	16	12	192.00	SF	10.00	10.00	100	2002	2002	3	29	557	
4	0680	POLE SHED	0	0	12	8	96.00	SF	10.00	10.00	100	2002	2002	3	29	278	
5	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2002	2002	3	20	720	
6	0681	POLE SHED	0	0	0	0	1,900.00	SF	15.00	15.00	100	2012	2012	3	64	18,240	
7	0200	BARN WD 0-	0	0	30	30	900.00	SF	20.00	20.00	100	2012	2012	3	64	11,520	

LAND DESCRIPTION

TOTAL OB/XF 32,643

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	0	0007	OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	45,000.00	45,000.00	54,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	370.00	370.00	2,960							
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	0.80	AC		1.00	1.00	1.00	500.00	500.00	400							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.80	AC		1.00	1.00	1.00	19,500.00	19,500.00	171,600							

REVIEW DATE 12/08/2023 BY DC Total Acres: 10.00 Total Land Value: 57,360 Market: 171,600 Agricultural: 3,360 Common: 54,000 PRINTED 07/30/2025 BY SYS