



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 90			
Interior Wall	04	PLYWOOD 10			
Interior Floo	14	CARPET 70			
Interior Floo	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1 100			
Frame	03	MASONRY 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
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	1, 470	100	1993	1, 470	119, 952
FOP	40	30	1993	12	979
FST	310	55	1993	170	13, 872
TOTALS	1, 820			1, 652	134, 803

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,652	120.0000	120.00	198,240	1967	1980		0	0	32.00	68.00	
1 SINGLE FAM - 0% - 0													
Heated Area: 1470 HX Base Yr													
BAS 1993													
FOP 1993													
FST 1993													
TOTALS													

271386 CONNER NELSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1967	1967
2	0810	CONCRETE A	0	0	14	12	168.00	SF	6.50	6.50	100	1967	1967
3	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1967	1967
4	0812	CONCRETE C	0	0	0	0	1,392.00	SF	4.00	4.00	100	1991	1991
TOTAL OB/XF													
5,231													

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
1	000100	C	RES	0	0006	OR	0.00	0.00	5.97	AC		1.00	1.00
TOTAL ADJ													
1.00													
UNIT PRICE													
19,500.00													
ADJ UNIT PRICE													
19,500.00													
LAND VALUE													
116,415													

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		134,803	
TOTAL MARKET OB/XF VALUE		5,231	
TOTAL LAND VALUE - MARKET		116,415	
TOTAL MARKET VALUE		256,449	
SOH/AGL Deduction		37,102	
ASSESSED VALUE		219,347	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		219,347	
TOTAL JUST VALUE		256,449	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		247,840	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3169	H/AC	12	10/09/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1849/0972	5/14/2011	QC	U	I	11	100	
GRANTOR: CONNER TWAIN CLEMENS							
GRANTEE: CONNER RONALD WAYNE							
1849/0974	4/26/2011	QC	U	I	11	100	
GRANTOR: CONNER RONALD WAYNE							
GRANTEE: CONNER RONALD WAYNE							

BUILDING NOTES													

BUILDING DIMENSIONS													
FST=[YR=1993] W25 BAS=[YR=1993] N7 W15 S14 W27 S34 E16 N4													
FOP=[YR=1993] E10 N4 W10 S4\$ N4 E26 N19 E5 N8 W5 N6 \$ S6 E5													
S8 E20 N14\$.													