

GRIMES VICTOR R
271965 CONNER NELSON ROAD
HILLIARD, FL 32046

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

03BELOW AVG. 100

Roof Structur03GABLE/HIP 100

Roof Cover01MINIMUM 100

Interior Wall02WALL BD added WD 90

Interior Wall07NONE 10

Interior Floo09PINE WOOD 100

Air Condition01NONE 100

Heating Type02CONVECTION 100

Bedrooms2 100

Bathrooms1 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

BUD8 Adjustme04DIST 01 100

Occupancy00NONE 100

Quality01Quality Level 01

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9001.00

TOTALS2,0321,51915,758

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

0100011,51951.8670

EFF. BASE RATEREPL. COST NEWAYB

51.8778,7911900

EYBECONFNCTPDNORM% COND

1900002050.0020.00

1 SINGLE FAM - 0% - 0

Heated Area: 1310

HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE15,758

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET45,000

TOTAL MARKET VALUE60,758

SOH/AGL Deduction11,293

ASSESSED VALUE49,465

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE49,465

TOTAL JUST VALUE60,758

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE44,968

SUBAREA MARKET VALUEDISTRICT

UST2002

BAS1993

UOP1993

USP1993

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ U I V I RSN CD SALE PRICE

2524/079612/23/2021QC U I 1114,000

GRANTOR: CONNER TWAIN C

GRANTEE: GRIMES VICTOR R

2524/079212/23/2021QC U I 11130,000

GRANTOR: CONNER TWAIN

GRANTEE: GRIMES VICTOR R

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2002] W20 BAS=[YR=1993] W13 N20 W17 S43 UOP=[YR=1993]
S7 E50 USP=[YR=1993] E12 N16 W12 S16\$ N7 W50\$ E50 N14 W20 N9\$
S9 E20 N9 \$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTIONTOTAL OB/XF0

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

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REVIEW DATE01/25/2023BYWWA

Total Acres: 1.00Total Land Value: 45,000Market: 0Agricultural: 0Common: 45,000PRINTED 07/30/2025 BY SYS