PT OF N1/2 OF SW1/4
IN OR 2313/436
ESMT OR 1349/383

GRIMES VICTOR & MARY E
271965 CONNER NELSON RD
HILLIARD, FL 32046

**2025**

**03-3N-23-0000-0002-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

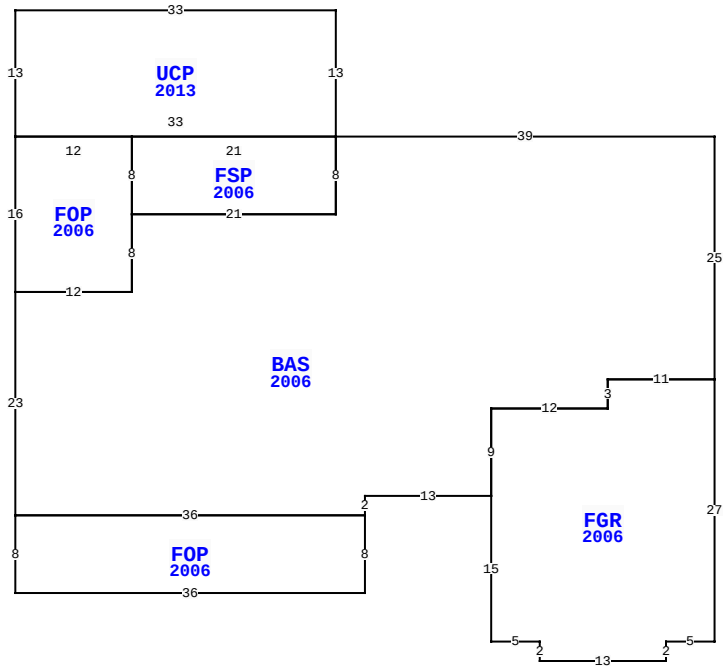
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| 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 | 2,136 | 100 | 2006 | 2,136 | 248,097 |
| FGR | 611 | 55 | 2006 | 336 | 39,027 |
| FOP | 192 | 30 | 2006 | 58 | 6,737 |
| FOP | 288 | 30 | 2006 | 86 | 9,989 |
| FSP | 168 | 40 | 2006 | 67 | 7,782 |
| UCP | 429 | 20 | 2013 | 86 | 9,989 |
| TOTALS | 3,824 | | | 2,769 | 321,620 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,769 | 96.1632 | 126.94 | 351,497 | 2006 | 2006 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SNGL FAM – 100% - 2020 Heated Area: 2136 HX Base Yr 2020




271965 CONNER NELSON RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | 11/04/2024 KBA |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 376,443 |
| TOTAL MARKET OB/XF VALUE | | 6,124 |
| TOTAL LAND VALUE - MARKET | | 226,000 |
| TOTAL MARKET VALUE | | 455,527 |
| SOH/AGL Deduction | | 97,315 |
| ASSESSED VALUE | | 358,212 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 307,490 |
| TOTAL JUST VALUE | | 608,567 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 577,036 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19011627 | GARAGE | 50 | 11/06/2019 |
| B1327548 | ADDITION | 0 | 08/01/2013 |
| B24312 | XFOB | 0 | 01/01/2011 |
| E18434 | ELEC OTHER | 1,000 | 12/01/2006 |
| M10871 | MECH OTHER | 0 | 01/01/2006 |
| B16857 | ADDITION | 22,176 | 12/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2313/0436 | 10/18/2019 | WD | Q | I | 02 | 409,000 |
| GRANTOR: WELCH CECELIA G LIVIN | | | | | | |
| GRANTEE: GRIMES VICTOR & MAR | | | | | | |
| 2208/1775 | 7/07/2018 | WD | U | I | 11 | 100 |
| GRANTOR: WELCH THOMAS L & CECE | | | | | | |
| GRANTEE: CECELIA G WELCH LIV | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W39 UCP=[YR=2013] N13 W33 S13 FOP=[YR=2006] S16 E12 N8 FSP=[YR=2006] E21 N8 W21 S8$ N8 W12$ E33$ S8 W21 S8 W12 S23 FOP=[YR=2006] S8 E36 N8 W36$E36 N2 E13 FGR=[YR=2006] S15 E5 S2 E13 N2 E5 N27 W11 S3 W12 S9$ N9 E12 N3 E11 N25$.

## 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 | 2006 | 2006 | 3 | 89 | 3,115 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 10 | 100.00 | SF | 22.50 | 22.50 | 100 | 2006 | 2006 | 3 | 24 | 540 | |
| 3 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 552.00 | SF | 5.20 | 5.20 | 100 | 2006 | 2006 | 3 | 86 | 2,469 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,124

| 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 | 0006 | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 70,000 | | | | | | | |
| 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 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 8.00 | AC | | 1.00 | 1.00 | 1.00 | 19,500.00 | 19,500.00 | 156,000 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 10.00 Total Land Value: 72,960 Market: 156,000 Agricultural: 2,960 Common: 70,000 PRINTED 07/30/2025 BY SYS

PT OF N1/2 OF SW1/4
IN OR 2313/436
ESMT OR 1349/383

GRIMES VICTOR & MARY E
271965 CONNER NELSON RD
HILLIARD, FL 32046

**2025**

**03-3N-23-0000-0002-0030**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 24 | CORG METAL 100 |
| Roof Structur | 07 | GAMBREL 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | | N/A 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 99 | N/A 100 |
| Heating Type | | N/A 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |

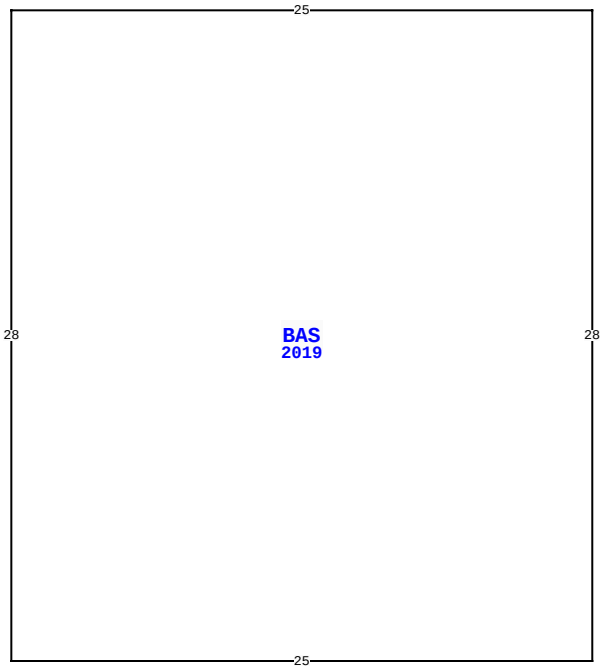
| | | |
|---|---|---|
| Quality | 06 | Quality Level 06 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 700 | 100 | 2019 | 700 | 7,760 |
| TOTALS | 700 | | | 700 | 7,760 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 700 | 40.4800 | 14.98 | 10,486 | 2006 | 2006 | 0 | 0 | 0 | 26.00 | 74.00 |

2 GARAGE RES – 100% - 2020 Heated Area: 700 HX Base Yr 2020




271965 CONNER NELSON RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | 11/04/2024 KBA |

## NASSAU COUNTY PROPERTY

PAGE 2 of 4 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 376,443 |
| TOTAL MARKET OB/XF VALUE | | 6,124 |
| TOTAL LAND VALUE - MARKET | | 226,000 |
| TOTAL MARKET VALUE | | 455,527 |
| SOH/AGL Deduction | | 97,315 |
| ASSESSED VALUE | | 358,212 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 307,490 |
| TOTAL JUST VALUE | | 608,567 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 577,036 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| P10383 | OTHER | 0 | 11/01/2005 |
| C15960 | CO ISSUED | 224,202 | 09/01/2005 |
| B15960 | NEW CONSTR | 224,202 | 09/01/2005 |
| E15719 | ELEC OTHER | 4,000 | 09/01/2005 |
| R08172 | REPAIR/RRF | 5,100 | 09/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2313/0436 | 10/18/2019 | WD | Q | I | 02 | 409,000 |
| GRANTOR: WELCH CECELIA G LIVIN | | | | | | |
| GRANTEE: GRIMES VICTOR & MAR | | | | | | |
| 2208/1775 | 7/07/2018 | WD | U | I | 11 | 100 |
| GRANTOR: WELCH THOMAS L & CECE | | | | | | |
| GRANTEE: CECELIA G WELCH LIV | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W25 S28 E25 N28$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/14/2021 BY WWA Total Acres: 10.00 Total Land Value: 72,960 Market: 156,000 Agricultural: 2,960 Common: 70,000 PRINTED 07/30/2025 BY SYS

PT OF N1/2 OF SW1/4
IN OR 2313/436
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GRIMES VICTOR & MARY E
271965 CONNER NELSON RD
HILLIARD, FL 32046

**2025**

**03-3N-23-0000-0002-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | | N/A 100 |
| Interior Floo | 01 | NONE 100 |
| Air Condition | 99 | N/A 100 |
| Heating Type | | N/A 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

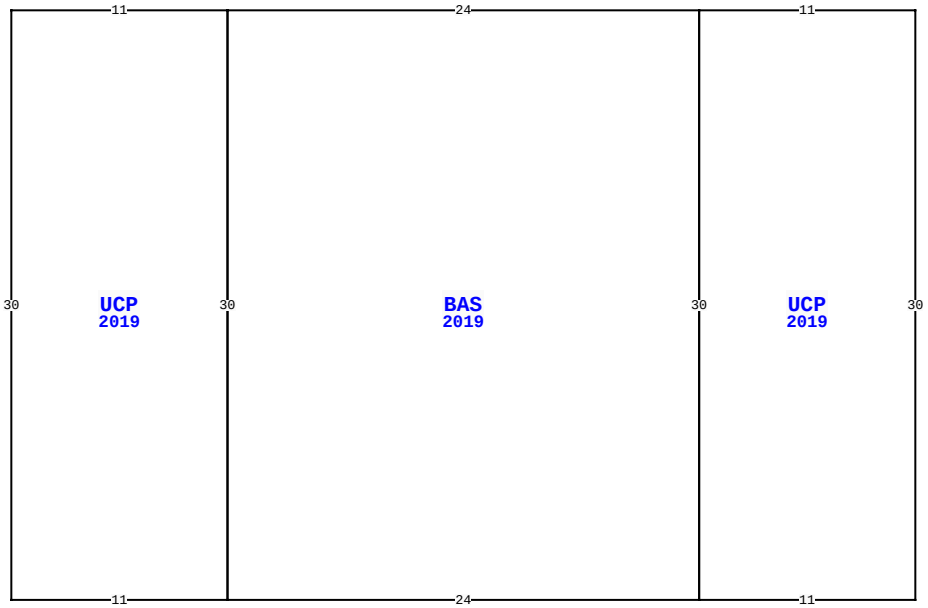
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 720 | 100 | 2019 | 720 | 7,101 |
| UCP | 330 | 20 | 2019 | 66 | 651 |
| UCP | 330 | 20 | 2019 | 66 | 651 |
| TOTALS | 1,380 | | | 852 | 8,402 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8600 | 01 | 852 | 53.4060 | 13.89 | 11,834 | 2011 | 2011 | 0 | 0 | 0 | 29.00 | 71.00 |

3 BARNS – 100% - 2020 Heated Area: 720 HX Base Yr 2020




271965 CONNER NELSON RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | 11/04/2024 KBA |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 376,443 |
| TOTAL MARKET OB/XF VALUE | | 6,124 |
| TOTAL LAND VALUE - MARKET | | 226,000 |
| TOTAL MARKET VALUE | | 455,527 |
| SOH/AGL Deduction | | 97,315 |
| ASSESSED VALUE | | 358,212 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 307,490 |
| TOTAL JUST VALUE | | 608,567 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 577,036 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2313/0436 | 10/18/2019 | WD | Q | I | 02 | 409,000 |
| GRANTOR: WELCH CECELIA G LIVIN | | | | | | |
| GRANTEE: GRIMES VICTOR & MAR | | | | | | |
| 2208/1775 | 7/07/2018 | WD | U | I | 11 | 100 |
| GRANTOR: WELCH THOMAS L & CECE | | | | | | |
| GRANTEE: CECELIA G WELCH LIV | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UCP=[YR=2019] W11 BAS=[YR=2019] W24 UCP=[YR=2019] W11 S30 E11 N30$ S30 E24 N30$ S30 E11 N30$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/14/2021 BY WWA Total Acres: 10.00 Total Land Value: 72,960 Market: 156,000 Agricultural: 2,960 Common: 70,000 PRINTED 07/30/2025 BY SYS

PT OF N1/2 OF SW1/4
IN OR 2313/436
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GRIMES VICTOR & MARY E
271965 CONNER NELSON RD
HILLIARD, FL 32046

**2025**

**03-3N-23-0000-0002-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | | N/A 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

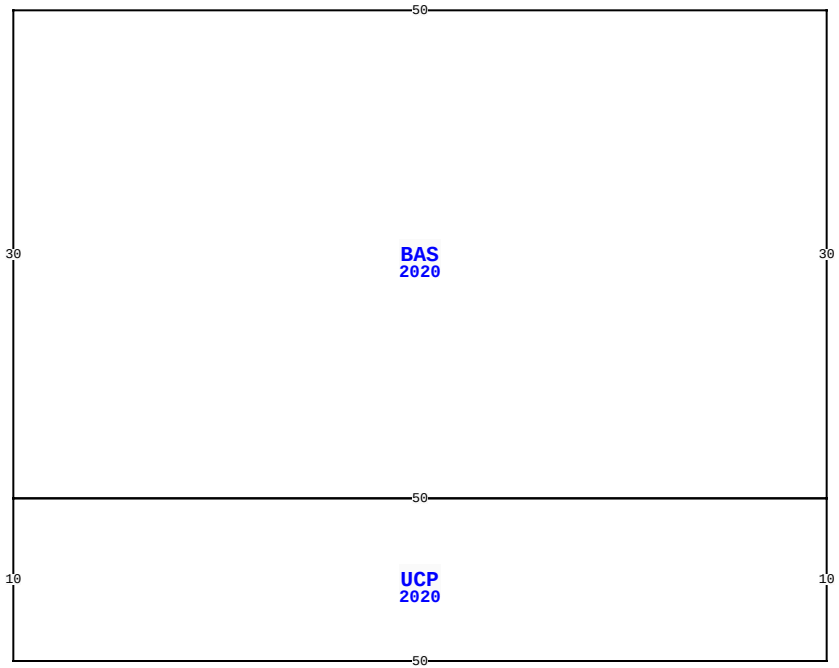
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,500 | 100 | 2020 | 1,500 | 36,245 |
| UCP | 500 | 20 | 2020 | 100 | 2,416 |
| TOTALS | 2,000 | | | 1,600 | 38,661 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,600 | 68.0340 | 25.17 | 40,272 | 2020 | 2020 | 0 | 0 | 0 | 4.00 | 96.00 |

4 GARAGE RES – 100% - 2020 Heated Area: 1500 HX Base Yr 2020




271965 CONNER NELSON RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | 11/04/2024 KBA |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
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| ASSESSED VALUE | | 358,212 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
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| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 577,036 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
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| GRANTOR: WELCH CECELIA G LIVIN | | | | | | |
| GRANTEE: GRIMES VICTOR & MAR | | | | | | |
| 2208/1775 | 7/07/2018 | WD | U | I | 11 | 100 |
| GRANTOR: WELCH THOMAS L & CECE | | | | | | |
| GRANTEE: CECELIA G WELCH LIV | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W50 S30 UCP=[YR=2020] S10 E50 N10 W50$ E50 N30$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/14/2021 BY WWA Total Acres: 10.00 Total Land Value: 72,960 Market: 156,000 Agricultural: 2,960 Common: 70,000 PRINTED 07/30/2025 BY SYS