PT N1/2 OF SEC 4-3N-23E
IN OR 2237/1938

ROLAND JOSEPH K & TAMMIE H
272360 CONNER NELSON RD
HILLIARD, FL 32046

2025

04-3N-23-0000-0001-0090

BUILDING CHARACTERISTICS

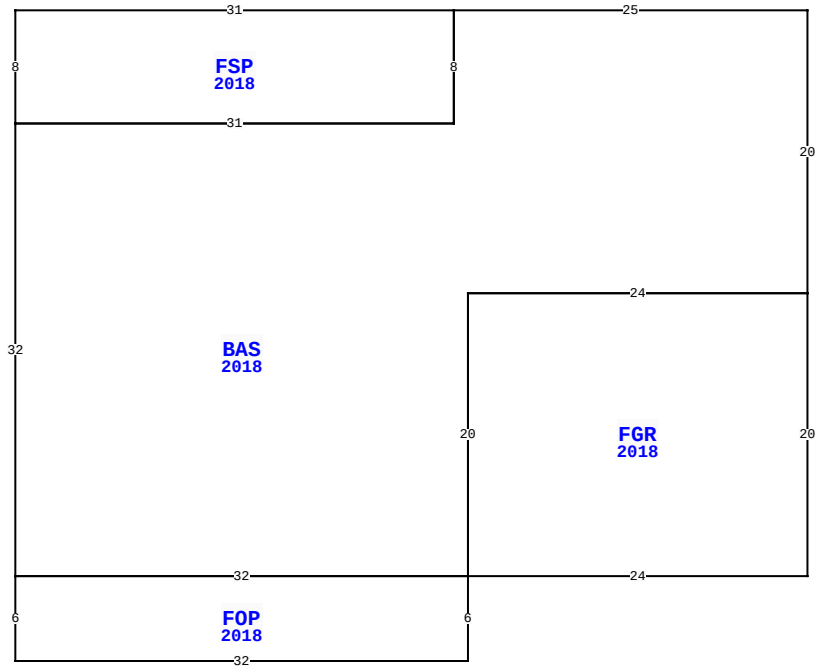
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,512	100	2018	1,512	226,138
FGR	480	55	2018	264	39,484
FOP	192	30	2018	58	8,674
FSP	248	40	2018	99	14,806
TOTALS	2,432			1,933	289,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,933	118.6437	156.61	302,727	2018	2018	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2022 Heated Area: 1512 HX Base Yr



272360 CONNER NELSON RD, HILLIARD

BLD DATE		LGL DATE	05/21/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		289,104
TOTAL MARKET OB/XF VALUE		8,486
TOTAL LAND VALUE - MARKET		46,800
TOTAL MARKET VALUE		344,390
SOH/AGL Deduction		22,250
ASSESSED VALUE		322,140
TOTAL EXEMPTION VALUE	13	322,140
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		344,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2237/1938	11/07/2018	WD	Q	I	01	239,100

GRANTOR: B Y FRANKLIN PROPERTI

GRANTEE: ROLAND JOSEPH K & T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 FSP=[YR=2018] W31 S8 E31 N8$ S8 W31 S32 FOP=[YR=2018] S6 E32 N6 FGR=[YR=2018] E24 N20 W24 S20$ W32$ E32 N20 E24 N20$.

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	0812	CONCRETE C	0	100	0	0	2,187.00	SF	4.00	4.00	100	2018	2018	3	97	8,486	

LAND DESCRIPTION

TOTAL OB/XF 8,486

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	000100	C	RES	100		OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,800							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 1.04 Total Land Value: 46,800 Market: 0 Agricultural: 0 Common: 46,800 PRINTED 07/30/2025 BY SYS