

WELCH CECELIA G LIVING TRUST/WELCH CECELIA TRUSTEE
272378 CONNER NELSON ROAD
HILLIARD, FL 32046

04-3N-23-0000-0001-0100

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall20

Exterior Wall10

Roof Structur03

Roof Cover03

Interior Wall05

Interior Floo14

Interior Floo11

Air Condition03

Heating Type04

Bedrooms0

Bathrooms0

Frame Stories Units00

Occupancy00

Quality03

DOR CODE0100

MAP NUM

NEIGHBORHOOD/LOC9001.00

TOTALS2,597

CONSTRUCTION

FACE BRICK 80

ABOVE AVG 20

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 100

CARPET 70

CLAY TILE 30

CENTRAL 100

AIR DUCTED 100

WOOD FRAME 100

NONE 100

Quality Level 03

SINGLE FAMILY

MKT AREA09

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

1,54410020191,544219,758

1217520199112,952

61255201933747,966

140302019425,978

180302019547,685

2,068294,339

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB

0900012,068111.6220147.34304,6992019

1 SNGL FAM - 100% - 2020

Heated Area: 1544

HX Base Yr 2020

FOP2019

BAS2019

FGR2019

FDS2019

BLD DATEXF DATEINC DATELGL DELAND DATEAG DATE

05/21/2025MLU

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE294,339

TOTAL MARKET OB/XF VALUE8,780

TOTAL LAND VALUE - MARKET58,500

TOTAL MARKET VALUE361,619

SOH/AGL Deduction169,057

ASSESSED VALUE192,562

TOTAL EXEMPTION VALUEHX HB WX55,722

BASE TAXABLE VALUE136,840

TOTAL JUST VALUE361,619

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE328,628

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCD SALE PRICE

2297/01658/09/2019WDQV0145,000

GRANTOR: B Y FRANKLIN PROPERTI

GRANTEE: WELCH CECELIA G LIV

2253/05311/28/2019WDQV0125,000

GRANTOR: COPPS GARY N & CHERYL

GRANTEE: B Y FRANKLIN PROPER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W28 FOP=[YR=2019] W20 S7 E20 N7\$ S7 W20 N7 W13 S37 FOP=[YR=2019] S6 E30 N6 W30\$ E30 N3 E7 FGR=[YR=2019] S4 E12 S3 E12 N27 W24 S20\$ N20 E24 N14\$ PTR=E20 FDS=[YR=2019] E11 S11 W11 N11\$ W20\$.

LAND DESCRIPTION

L NUSE CODECLS

RES

CAP100

R DOR

FRONT0.00

DEPTH0.00

TOT LND UTS1.30

UNIT TYPEAC

D T

DPHT FACT1.00

% COND1.00

TOT ADJ1.00

UNIT PRICE45,000.00

ADJ UNIT PRICE45,000.00

LAND VALUE58,500

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE06/29/2020BYTW

Total Acres: 1.30Total Land Value: 58,500Market: 0Agricultural: 0Common: 58,500

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