LOT 1
COUNTRY MEADOWS OR 2281/1810

CASON JOANNA R
272352 CONNER NELSON RD
HILLIARD, FL 32046

2025

04-3N-23-2022-0001-0000

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	08	SHT VINYL 70
Interior Floo	14	CARPET 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	01	Quality Level 01

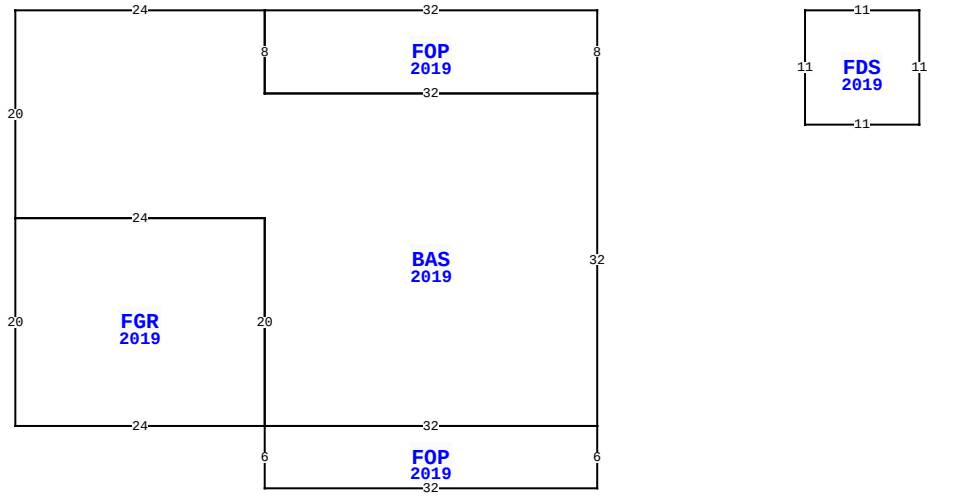
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	2019	1,504	185,394
FDS	121	75	2019	91	11,217
FGR	480	55	2019	264	32,542
FOP	192	30	2019	58	7,149
FOP	256	30	2019	77	9,491
TOTALS	2,553			1,994	245,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,994	97.0200	128.07	255,372	2019	2019	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2020 Heated Area: 1504 HX Base Yr 2020



272352 CONNER NELSON RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		245,796
TOTAL MARKET OB/XF VALUE		8,563
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		299,359
SOH/AGL Deduction		157,184
ASSESSED VALUE		142,175
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		36,453
TOTAL JUST VALUE		299,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011589	CO ISSUED	0	11/06/2019
19006902	NEW CONSTR	215,407	06/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2281/1553	6/13/2019	WD	Q	V	01	25,000

GRANTOR: B Y FRANKLIN PROPERTI

GRANTEE: CASON JOANNA R

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W32 BAS=[YR=2019] W24 S20 FGR=[YR=2019] S20 E24 FOP=[YR=2019] S6 E32 N6 W32$ N20 W24$ E24 S20 E32 N32 W32 N8$ S8 E32 N8$ PTR=E20 FDS=[YR=2019] E11 S11 W11 N11$ W20$.

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	2,207.00	SF	4.00	4.00	100	2019	2019	3	97	8,563	

LAND DESCRIPTION

TOTAL OB/XF 8,563

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/25/2020 BY TW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS