LOT 5
COUNTRY MEADOWS OR 2281/1810

FLYNN JAMES EUGENE III & FAITH LYNN ET AL/HOWARD J
272320 CONNER NELSON RD
HILLIARD, FL 32046

2025

04-3N-23-2022-0005-0000

BUILDING CHARACTERISTICS

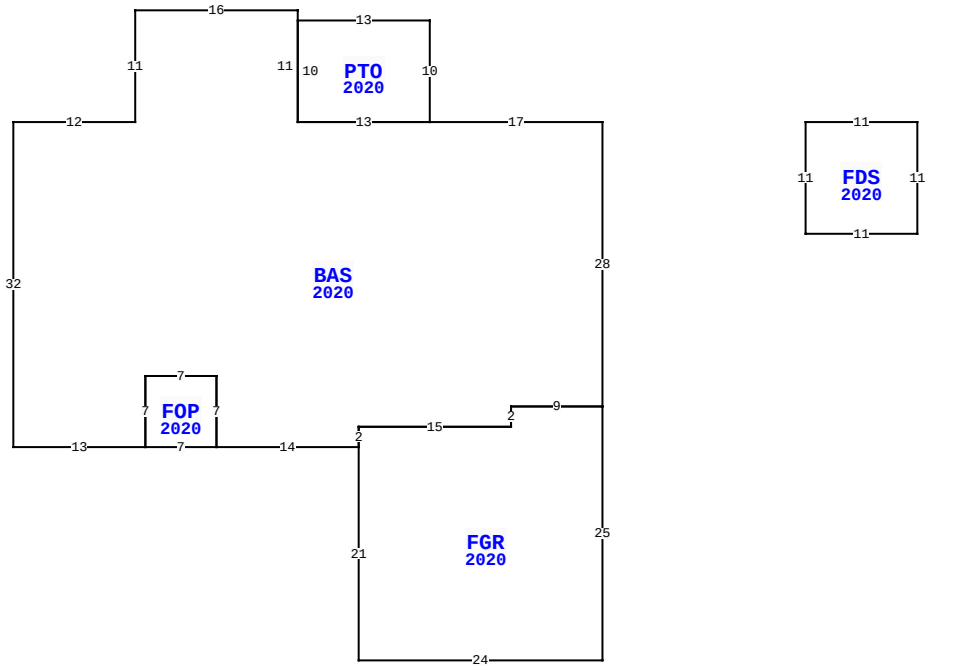
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,917	100	2020	1,917	281,675
FDS	121	75	2020	91	13,371
FGR	570	55	2020	314	46,138
FOP	49	30	2020	15	2,204
PTO	130	5	2020	6	882
TOTALS	2,787			2,343	344,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,343	114.7580	151.48	354,918	2020	2020	0	0	0	3.00	97.00

1 SNGL FAM – 50% - 2024 Heated Area: 1917 HX Base Yr 2021



272320 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		344,270
TOTAL MARKET OB/XF VALUE		6,766
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		405,036
SOH/AGL Deduction		11,445
ASSESSED VALUE		393,591
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		342,869
TOTAL JUST VALUE		405,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010812	CO ISSUED	0	11/06/2020
20005746	NEW CONSTR	332,621	07/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2421/0030	12/29/2020	WD	Q	I	01	279,800

GRANTOR: B Y FRANKLIN PROPERTI

GRANTEE: FLYNN JAMES EUGENE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W17 PTO=[YR=2020] N10 W13 S10 E13$ W13 N11 W16 S11 W12 S32 E13 FOP=[YR=2020] E7 N7 W7 S7$ N7 E7 S7 E14 FGR=[YR=2020] S21 E24 N25 W9 S2 W15 S2$ N2 E15 N2 E9 N28$ PTR=E20 FDS=[YR=2020] 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	50	0	0	1,726.00	SF	4.00	4.00	100	2020	2020	3	98	6,766	

LAND DESCRIPTION

TOTAL OB/XF 6,766

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	50		OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	45,000.00	45,000.00	54,000							

REVIEW DATE 01/07/2021 BY TW Total Acres: 1.20 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/30/2025 BY SYS