PT OF THE NW1/4 OF SE1/4
IN OR 2433/1835
(EX OR 2415/1615, OR 2594/351

CONGER STEPHEN HAYWARD & BETHANIE DUNCAN
1839 DARTMOUTH DR
MIDDLEBURG, FL 32068

2025

08-3N-25-0000-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

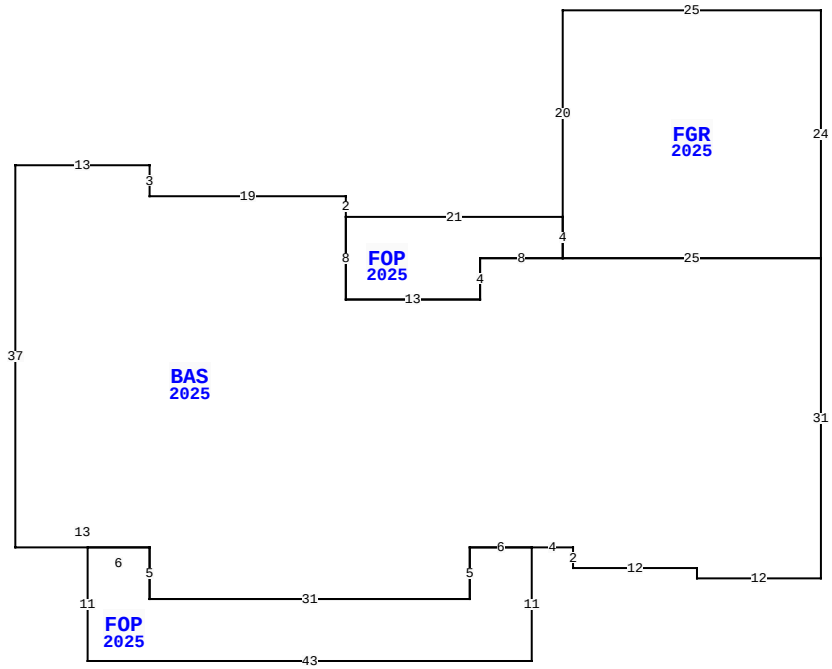
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,578	100	2025	2,578	437,925
FGR	600	55	2025	330	56,057
FOP	136	30	2025	41	6,965
FOP	318	30	2025	95	16,138
TOTALS	3,632			3,044	517,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,044	107.5158	169.87	517,084	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 2578 HX Base Yr



47036 HARMONY ACRES TR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	517,084
TOTAL MARKET OB/XF VALUE	30,800
TOTAL LAND VALUE - MARKET	156,000
TOTAL MARKET VALUE	703,884
SOH/AGL Deduction	15,200
ASSESSED VALUE	688,684
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	688,684
TOTAL JUST VALUE	703,884
NCON VALUE	547,884
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240008327	PRIVATE PROVIDER	478,017	07/16/2024
B240006460	POLE BARN 40 X72	92,448	05/30/2024
B232095	NEW CONSTR	478,017	02/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2433/1835	2/12/2021	WD	Q	V	01	240,000
GRANTOR: SHEPHERD ALAN D						
GRANTEE: CONGER STEPHEN HAYW						
1298/1130	2/28/2005	QC	Q	V	06	100
GRANTOR: FLORIDA RESOURCE GROU						
GRANTEE: SHEPHERD ALAN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,9] E13 S3 E19 S2 S8 E13 N4 E8 E25 S31 W12 N1 W12 N2 W4 W6 S5 W31 N5 W13 N37 $
FOP=[YR=2025;ORIG=42,22] E13 N4 E8 N4 W21 S8 $
FGR=[YR=2025;ORIG=63,18] E25 N24 W25 S20 S4 $
FOP=[YR=2025;ORIG=17,46] E6 S5 E31 N5 E6 S11 W43 N11 $
.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
2	0680	POLE SHED	0	0	72	40	2,880.00	SF	10.00	10.00	100	2025	2024		100	28,800	

LAND DESCRIPTION

TOTAL OB/XF 30,800

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	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 12/13/2024 BY TW Total Acres: 8.00 Total Land Value: 156,000 Market: 0 Agricultural: 0 Common: 156,000 PRINTED 07/30/2025 BY SYS