

MCCONNELL CHRIS W & PEGGY J
37321 MILL STREET
HILLIARD, FL 32046-6805

09-3N-24-2460-0006-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

10

ABOVE AVG 50

Exterior Wall

20

FACE BRICK 50

Roof Structure

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 90

Interior Wall

04

PLYWOOD 10

Interior Floor

14

CARPET 80

Interior Floor

08

SHT VINYL 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

1.5 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0 100

BUD8 Adjustme

03

DIST HI 100

Occupancy

00

NONE 100

Quality

03 Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

NEIGHBORHOOD/LOC

6001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,272

100

1993

1,272

100,412

BAS

240

100

2007

240

18,946

FCP

450

25

2007

112

8,841

FEP

240

80

2007

192

15,156

FST

80

55

1993

44

3,473

STP

96

10

1993

10

789

TOTALS

2,378

1,870

147,617

EXTRA FEATURES

L N

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

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

1981

1981

3

46.5

1,628

2

0812

CONCRETE C

0 100

0

0

1,022.00

SF

4.00

4.00

100

1980

1980

3

30

1,226

3

0812

CONCRETE C

0 100

0

0

1,952.00

SF

4.00

4.00

100

1999

1999

3

75

5,856

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

0006

R-2

100.00

240.00

100.00

FF

2

1.19

1.00

1.19

350.00

416.50

41,650

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

41,650

Market:

0

Agricultural:

0

Common:

41,650

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,870

106.8200

106.82

199,753

1963

1975

0

0

0

26.10

73.90

1 SINGLE FAM - 100% - 0

Heated Area: 1512

HX Base Yr

20

12

12

20

12

12

12

10

20

10

20

15

30

30

18

4

4

52

26

15

32

FEP

2007

BAS

2007

FST

1993

FCP

2007

S-F

1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/08/2025

MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 3

Tax Dist:

STANDARD

BUILDING MARKET VALUE

172,167

TOTAL MARKET OB/XF VALUE

8,710

TOTAL LAND VALUE - MARKET

41,650

TOTAL MARKET VALUE

222,527

SOH/AGL Deduction

77,805

ASSESSED VALUE

144,722

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

94,000

TOTAL JUST VALUE

222,527

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

209,592

PERMIT NUM

DESCRIPTION

AMT

ISSUED

0603051

REPAIR/RRF

2,000

03/10/2006

0603052

ADDITION

6,000

03/10/2006

9805077

GARAGE

2,000

05/18/1998

ADDITION

2,000

11/15/1988

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U /

V I /

RSN CD

SALE PRICE

0300/0455

9/01/1979

WD Q

I

36,000

GRANTOR:

GRANTEE:

0149/0472

1/01/1973

MS

U

I

11,200

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 BAS=[YR=2007] N12 FEP=[YR=2007] N12 W20 S12 E20\$ W20 S12 E20\$ W20 FCP=[YR=2007] W15 S30 E15 N30\$ FST=[YR=1993] S8E10 N8 W10\$ E10 S8 W10 S18 STP=[YR=1993] S4 E24 N4 W24\$E52 N26\$.

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