PT OF SE1/4 OF NE1/4
IN OR 100/232 & OR 234/279 &
PT OF LOT 61 IN OR 2173/1765

ALTMAN MORRIS R & SUSAN K
27926 CONNER NELSON RD
HILLIARD, FL 32046

2025

10-3N-23-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

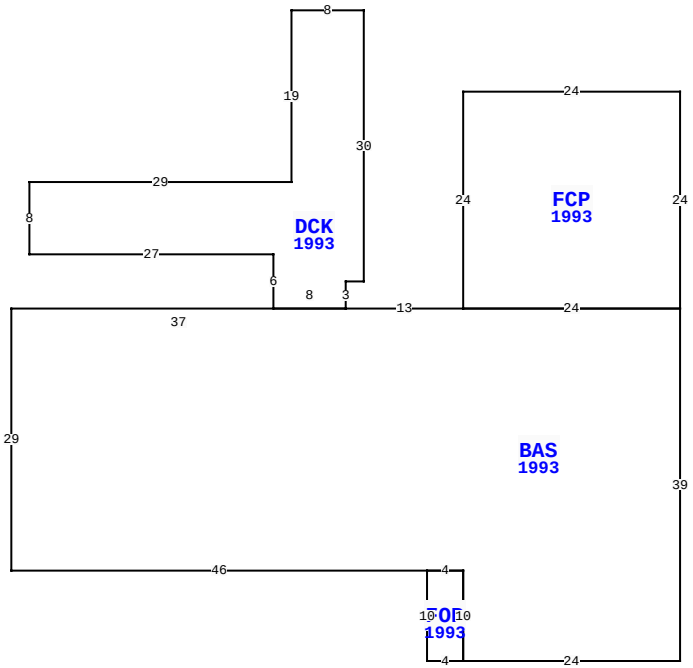
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,386	100	1993	2,386	222,948
DCK	502	10	1993	50	4,672
FCP	576	25	1993	144	13,455
FOP	40	30	1993	12	1,122
TOTALS	3,504			2,592	242,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,592	116.8032	116.80	302,746	1973	1973	0	0	0	20.00	80.00

1 SINGLE FAM – 100% - 0 Heated Area: 2386 HX Base Yr 1975



27926 CONNER NELSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		293,321
TOTAL MARKET OB/XF VALUE		18,615
TOTAL LAND VALUE - MARKET		111,540
TOTAL MARKET VALUE		423,476
SOH/AGL Deduction		224,227
ASSESSED VALUE		199,249
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		148,527
TOTAL JUST VALUE		423,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH97	MH MOVE-ON	0	08/01/1997
B952035	SWIM POOL	13,000	06/01/1995
8491	MH MOVE-ON	11,650	03/28/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2173/1765	3/21/2017	SW	U	V	11	100

GRANTOR: BEALE TONYA K & ROBER
GRANTEE: ALTMAN MORRIS R & S

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W24 S24 BAS=[YR=1993] W13 DCK=[YR=1993] N3 E2 N30 W8 S19 W29 S8 E27 S6 E8$ W37 S29 E46 FOP=[YR=1993] S10 E4 N10 W4$ E4 S10 E24 N39 W24$ E24 N24$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	31.6	1,106	
2	0812	CONCRETE C	0	100	0	0	2,843.00	SF	4.00	4.00	100	1987	1987	3	49.5	5,629	
3	0820	WOOD WALK	0	100	0	0	270.00	SF	11.75	11.75	100	1995	1995	3	40	1,269	
4	0861	POOL GUNIT	0	100	14	24	336.00	SF	85.00	85.00	100	1995	1995	3	20	5,712	
5	0845	KOOL DECK	0	100	0	0	344.00	SF	7.25	7.25	100	1995	1995	3	68	1,696	
6	0473	VF 3 RAIL	0	100	0	0	700.00	LF	7.50	7.50	100	2004	2004	3	61	3,203	

LAND DESCRIPTION

TOTAL OB/XF 18,615

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	0006	OR	0.00	0.00	5.72	AC		1.00	1.00	1.00	19,500.00	19,500.00	111,540							

REVIEW DATE 11/01/2019 BY TWA Total Acres: 5.72 Total Land Value: 111,540 Market: 0 Agricultural: 0 Common: 111,540 PRINTED 07/30/2025 BY SYS

PT OF SE1/4 OF NE1/4
IN OR 100/232 & OR 234/279 &
PT OF LOT 61 IN OR 2173/1765

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27926 CONNER NELSON RD
HILLIARD, FL 32046

2025

10-3N-23-0000-0003-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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	03	Quality Level 03

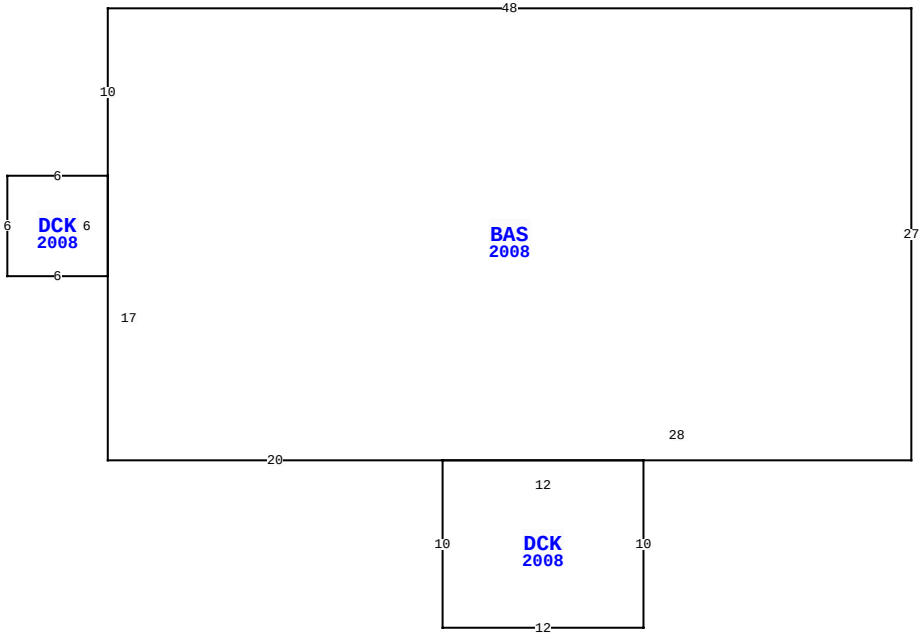
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2008	1,296	50,233
DCK	36	15	2008	5	194
DCK	120	15	2008	18	698
TOTALS	1,452			1,319	51,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,319	114.0000	96.90	127,811	1998	1998	0	0	0	60.00	40.00

2 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr 1975



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27926 CONNER NELSON RD, HILLIARD

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

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TOTAL JUST VALUE		423,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2173/1765	3/21/2017	SW	U	V	11	100

GRANTOR: BEALE TONYA K & ROBER
GRANTEE: ALTMAN MORRIS R & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W48 S10 DCK=[YR=2008] W6 S6 E6 N6$ S17 E20
DCK=[YR=2008] S10 E12 N10 W12$ E28 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/01/2019 BY TWA Total Acres: 5.72 Total Land Value: 111,540 Market: 0 Agricultural: 0 Common: 111,540 PRINTED 07/30/2025 BY SYS