PT OF SE1/4 OF NE1/4
IN OR 2045/383

STONER BETTINA K
27905 CONNER NELSON RD
HILLIARD, FL 32046

2025

10-3N-23-0000-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	13	LVT/LAMNT 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

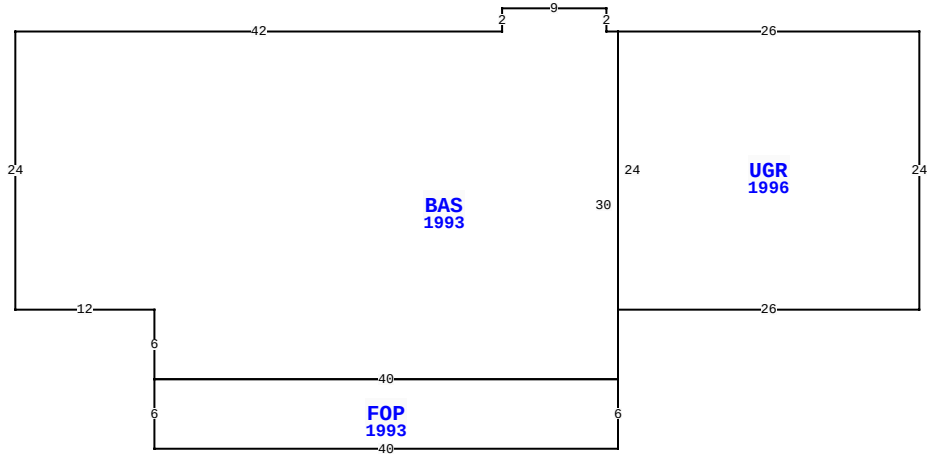
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,506	100	1993	1,506	136,091
FOP	240	30	1993	72	6,507
UGR	624	45	1996	281	25,393
TOTALS	2,370			1,859	167,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,859	107.8980	107.90	200,586	1988	1988	0	0	0	16.25	83.75

1 SINGLE FAM – 100% - 0 Heated Area: 1506 HX Base Yr 1990



27905 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		167,991
TOTAL MARKET OB/XF VALUE		6,095
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		264,086
SOH/AGL Deduction		136,009
ASSESSED VALUE		128,077
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,355
TOTAL JUST VALUE		264,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B98	GARAGE	10,608	05/01/1998
B9603375	ADDITION	10,608	10/01/1996
4558	NEW CONSTR	0	09/29/1987
4400	NEW CONSTR	46,830	09/20/1987
2300	H/AC	0	01/29/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2045/0383	2/26/2016	QC	U	I	11	100
GRANTOR: STONER CLIFFORD K						
GRANTEE: STONER BETTINA K						
0370/0599	10/01/1982	FS	Q	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1996] W26 BAS=[YR=1993] W1 N2 W9 S2 W42 S24 E12 S6
FOP=[YR=1993] S6 E40 N6 W40 $ E40 N30 $ S24 E26 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	1988	1988	3	62	2,170	
2	0811	CONCRETE B	0	100	0	0	920.00	SF	5.20	5.20	100	1996	1996	3	70	3,349	
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2000	2000	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 6,095

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	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS