PT OF LOTS 62 & 63
IN OR 2429/427
CORNWALL SURVEY SEC 11-3N-23E

BEVERLY CARLA D &/HADDEN DIANE
271017 CONNER NELSON RD
HILLIARD, FL 32046

2025

10-3N-23-2020-0062-0010

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	08	SHT VINYL 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
Quality	05	Quality Level 05

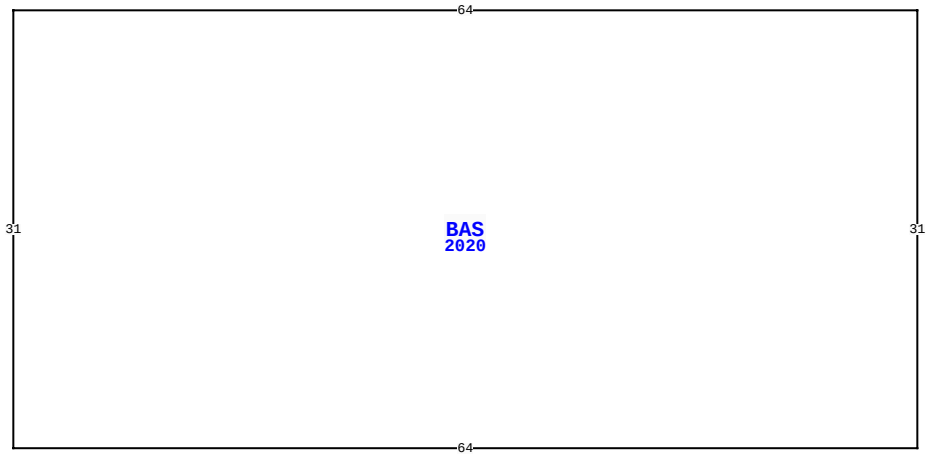
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	2020	1,984	127,642
TOTALS	1,984			1,984	127,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,984	140.1600	119.14	236,374	2000	2005	0	0	0	46.00	54.00

1 M/H 94+ – 0% - 0 Heated Area: 1984 HX Base Yr



271017 CONNER NESLON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	127,642
TOTAL MARKET OB/XF VALUE	7,437
TOTAL LAND VALUE - MARKET	67,500
TOTAL MARKET VALUE	202,579
SOH/AGL Deduction	34,726
ASSESSED VALUE	167,853
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,853
TOTAL JUST VALUE	202,579
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2429/0427	10/27/2020	QC	U	I	11	100

GRANTOR: HADDEN DEWEY & MILDRE
GRANTEE: BEVERLY CARLA D & D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W64 S31 E64 N31$.

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	0681	POLE SHED	0	0	24	14	336.00	SF	15.00	15.00	100	2017	2017	3	81	4,082	
2	0811	CONCRETE B	0	0	28	24	672.00	SF	5.20	5.20	100	2017	2017	3	96	3,355	

LAND DESCRIPTION

TOTAL OB/XF 7,437

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	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 04/14/2021 BY TWA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS