W1/2 OF LOT 8
IN OR 2796 PG 105
CORNWALL SURVEY

YU ALEXANDER & DEANNA
27687 CONNER NELSON RD
HILLIARD, FL 32046

2025

11-3N-23-2020-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

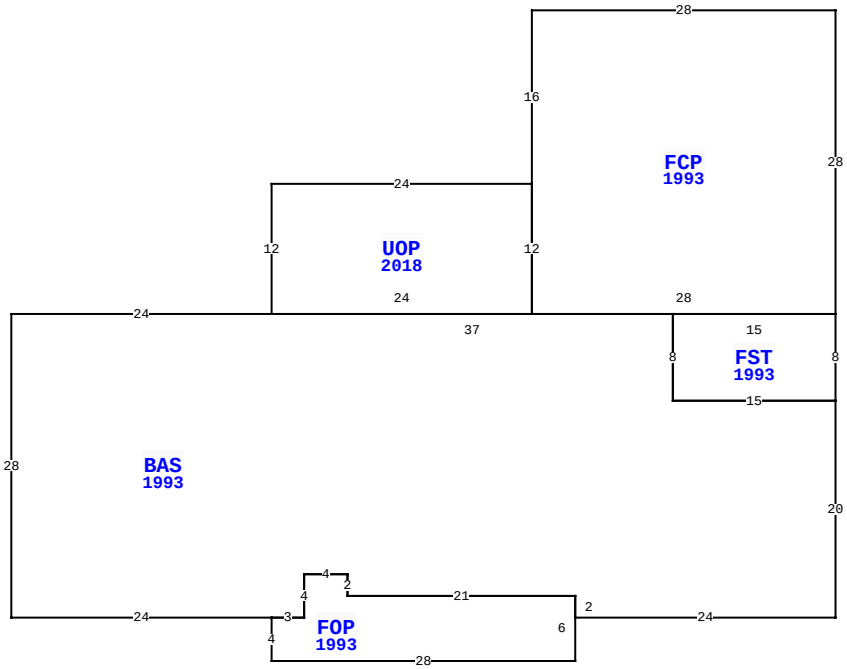
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,950	100	1993	1,950	157,447
FCP	784	25	1993	196	15,826
FOP	170	30	1993	51	4,118
FST	120	55	1993	66	5,329
UOP	288	20	2018	58	4,683
TOTALS	3,312			2,321	187,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,321	104.8600	104.86	243,380	1978	1978	0	0	0	23.00	77.00

1 SINGLE FAM – 100% - 1997 Heated Area: 1950 HX Base Yr 1997



27687 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		187,403
TOTAL MARKET OB/XF VALUE		5,671
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		290,574
SOH/AGL Deduction		130,780
ASSESSED VALUE		159,794
TOTAL EXEMPTION VALUE	WX HX HB	55,722
BASE TAXABLE VALUE		104,072
TOTAL JUST VALUE		290,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3612	H/AC	1,875	11/20/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2796/105	6/16/2025	WD	Q	I	01	305,000
GRANTOR: WOMACK MARIE E						
GRANTEE: YU ALEXANDER & DEAN						
0758/0783	4/30/1996	WD	Q	I		102,900
GRANTOR: ROSWAN SARA J & PATRI						
GRANTEE: WOMACK ROLAND & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W28 S16 UOP=[YR=2018] W24 S12 BAS=[YR=1993] W24 S28 E24 FOP=[YR=1993] S4 E28 N6 W21 N2 W4 S4 W3$ E3 N4 E4 S2 E21 S2 E24 N20 FST=[YR=1993] N8 W15 S8 E15$ W15 N8 W37$ E24 N12$ S12 E28 N28$.

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	100	30	20	600.00	SF	15.00	15.00	100	1980	1980	3	20	1,800	
2	0350	CARPORT WD	0	100	24	10	240.00	SF	13.00	13.00	100	1985	1985	3	20	624	
3	0812	CONCRETE C	0	100	0	0	2,706.00	SF	4.00	4.00	100	1980	1980	3	30	3,247	

LAND DESCRIPTION

TOTAL OB/XF 5,671

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	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS