PT OF LOT 18 (S-9)
IN OR 2423/180
CORNWALL SURVEY

BEALE MATTHEW B &/ALTMAN MORRIS R
27904 CONNER NELSON RD
HILLIARD, FL 32046

2025

11-3N-23-2020-0018-0090

BUILDING CHARACTERISTICS

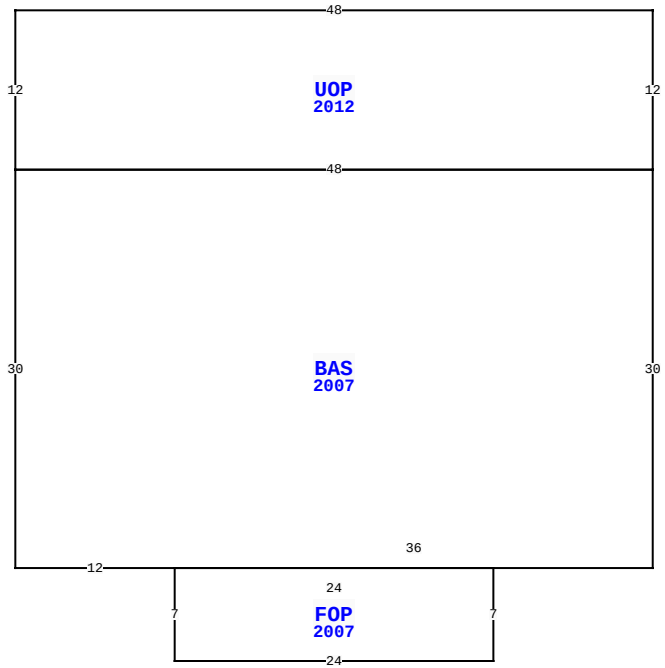
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,440	100	2007	1,440	226,897
FOP	168	30	2007	50	7,878
UOP	576	20	2012	115	18,121
TOTALS	2,184			1,605	252,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,605	123.0579	162.44	260,716	2007	2017	0	0	0	3.00	97.00

1 SNGL FAM – 50% - 2022 Heated Area: 1440 HX Base Yr 2022



BLD DATE	09/13/2007 JH	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

27128 CONNER NELSON RD, HILLIARD

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		252,895
TOTAL MARKET OB/XF VALUE		7,559
TOTAL LAND VALUE - MARKET		78,050
TOTAL MARKET VALUE		338,504
SOH/AGL Deduction		39,032
ASSESSED VALUE		299,472
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		248,750
TOTAL JUST VALUE		338,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19777	CO ISSUED	106,128	04/01/2007
C19777	CO ISSUED	106,128	04/01/2007
E19141	ELEC OTHER	2,000	04/01/2007
M12867	MECH OTHER	0	04/01/2007
P12314	OTHER	0	04/01/2007
R10287	REPAIR/RRF	2,500	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2423/0180	12/21/2020	WD	Q	I	01	276,000
GRANTOR: JOHNS TERRY C & REBEC						
GRANTEE: BEALE MATTHEW B & M						
1406/1241	4/25/2006	WD	Q	V		32,500
GRANTOR: JDC LAND CORP LLC						
GRANTEE: JOHNS TERRY C & REB						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2012] W48 S12 BAS=[YR=2007] S30 E12 FOP=[YR=2007] S7 E24 N7 W24$ E36 N30 W48$ E48 N12$.

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	0810	CONCRETE A	0	50	0	0	307.00	SF	6.50	6.50	100	2007	2007	3	87	1,736	
2	0351	CARPORT MT	0	50	20	20	400.00	SF	10.00	10.00	100	2010	2010	3	40	1,600	
3	0940	SHEDS/PORT	0	50	20	10	200.00	SF	30.00	30.00	100	2010	2010	3	40	2,400	
4	0940	SHEDS/PORT	0	50	14	14	196.00	SF	30.00	30.00	100	2008	2008	3	31	1,823	

LAND DESCRIPTION

TOTAL OB/XF 7,559

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	50	0006	OR	0.00	0.00	2.23	AC		1.00	1.00	1.00	35,000.00	35,000.00	78,050							

REVIEW DATE 08/09/2021 BY TW Total Acres: 2.23 Total Land Value: 78,050 Market: 0 Agricultural: 0 Common: 78,050 PRINTED 07/30/2025 BY SYS